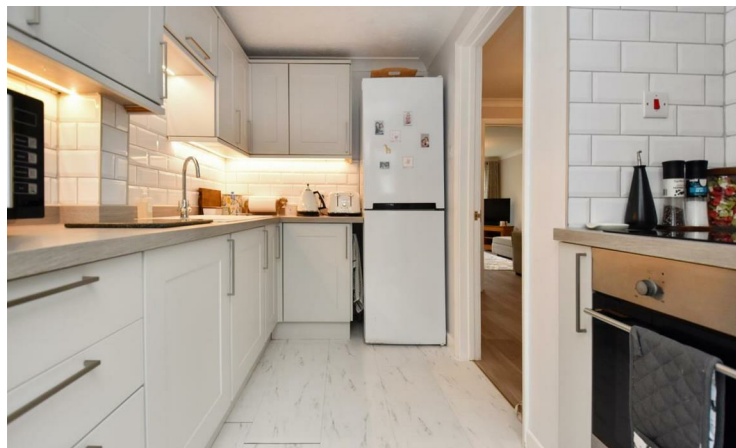




## Townlands, Cullompton, EX15 2RR

Ideally suited to first time buyers or those wishing to downsize, this beautifully presented home has undergone a total make-over at the hands of the current owners. Nestled in a quiet, tucked away location within easy reach of the extensive village amenities and the M5 for commuting. The ground floor accommodation comprises a generous hall, spacious sitting/dining room, contemporary kitchen, utility space and conservatory. Upstairs, two large bedrooms are accompanied by a stylish bathroom and particularly large landing. Outside, the property benefits from a landscaped and surprisingly large garden, along with a single garage in a block. An early viewing of this fantastic, modernised home is strongly advised.

**Asking Price £220,000**



#### Situation and Amenities

Tucked away in Willand Old Village conveniently placed for the village Post Office stores, Co-Op, village hall and thriving highly rated primary school. A more extensive range of High Street shops and supermarkets is to be found in the nearby town of Cullompton with its library, sports centre and motorway intersection facilitating rapid commuting south to the cathedral city of Exeter and north to the county town of Taunton. The surrounding countryside offers a wealth of rural pursuits with the nearby Blackdown hills being designated as an area of outstanding natural beauty. The comparatively central Mid Devon location places the stunning National Parks of Dartmoor and Exmoor together with the north and south Devon coastlines all within a modest car journey.

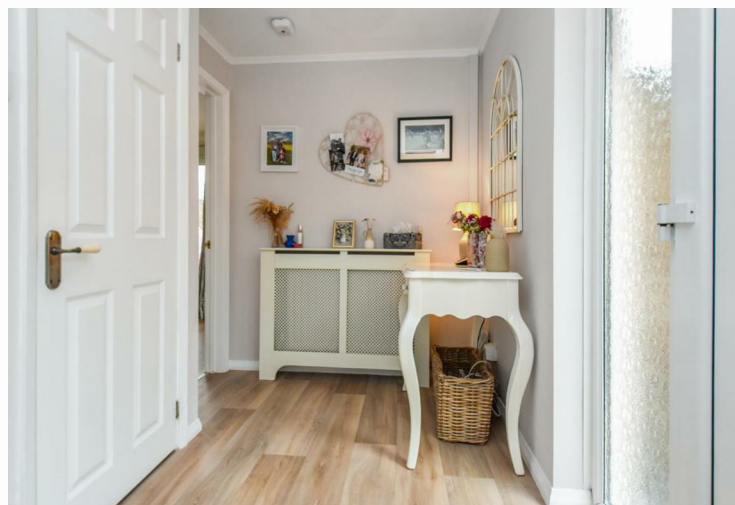
Buying an investment? Please contact our lettings department on  
01884 33333



#### Bullet Points

Beautifully presented semi-detached family home  
 Quiet tucked away cul-de-sac location  
 Close to village amenities  
 Refitted Kitchen  
 Generous Sitting/Dining Room  
 Conservatory  
 Utility Space  
 Two Large Double Bedrooms  
 Contemporary Bathroom  
 LPG central heating and double glazing  
 Surprisingly generous rear garden  
 Single Garage in block  
 16 miles Exeter, 17 miles Taunton  
 Tiverton Parkway Railway Station 3 miles  
 EPC rating "TBC"  
 Council Tax Band "B"  
 Freehold





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These particulars are intended as a general guide only and do not form any part of a contract. Every effort has been made to ensure that they are fair and accurate, however, if you have any uncertainty then please contact our offices for clarification