



Willand Moor  
Road, Cullompton,  
EX15 2CS

This substantial, comparatively modern, semi-detached home has so much to offer the growing family, with its generous sitting room, separate dining room, study and modern kitchen on the ground floor, whilst upstairs, the principal bedroom boasts not only an en-suite shower room, but also a small dressing room. Additionally, a further double bedroom and two single bedrooms, together with family bathroom are to be found. Warmed by gas central heating and with double glazing, the property occupies a considerably wider than usual plot, together with a strategically placed, large single garage and parking to the rear.

Asking Price £325,000



**Situation and Amenities**

Situated in ever popular Willand Old Village, within a short walk of amenities, including village stores and Post Office, Co-Op, village hall with tennis courts and the thriving Willand Primary School. A more extensive range of shops and supermarkets is to be found in the nearby town of Cullompton, with its High Street shops, two supermarkets and library, whilst now being within the catchment for the highly regarded Uffculme Secondary School. 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 spectacular 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**

- Remarkably spacious modern semi-detached home
- Convenient Willand Old Village location
- Gas central heating and UPVC double glazing
- Hallway with Cloakroom
- Sitting Room
- Dining Room
- Study (currently partly fitted as Utility Room)
- Principal Bedroom with small Dressing Room and large En-Suite
- Three further Bedrooms
- Family Bathroom
- Excellent family garden
- Garage and parking
- 16 miles Exeter, 17 miles Taunton
- Tiverton Parkway Railway Station 3 miles
- EPC rating "C"
- Council Tax Band "D"
- Freehold



11 High Street  
Cullompton  
Devon  
EX15 1AB  
T: 01884 33333  
After Hours: 07802 448363  
E: enquiries@thornecarterandaspen.co.uk