



## Somerlea Estate, Willand, EX15 2PU

Nestled on the edge of the Somerlea Estate in Willand, this charming semi-detached house offers a perfect blend of modern living and comfort. With four well-proportioned bedrooms, this property is ideal for families seeking space and convenience. The heart of the home is the open plan kitchen and dining area, which creates a warm and inviting atmosphere, perfect for entertaining guests or enjoying family meals.

The property boasts a spacious reception room, providing a versatile space that can be tailored to your needs, whether it be a cosy lounge or a play area for children. The loft conversion is a standout feature, presenting a principal bedroom complete with an en-suite bathroom, offering a private retreat away from the hustle and bustle of family life.

With two bathrooms in total, morning routines will be a breeze, ensuring that everyone has ample space to prepare for the day ahead. The property also benefits from parking for 3 vehicles, enclosed rear garden with garden room perfect for a home office.

Council Tax Band: B, Deposit: £1500, EPC Rating: D, The initial tenancy will be 6 months, the property is available for a long let.

£1,300 PCM



- Council Tax Band: B
- Deposit: £1500
- Holding Deposit: £346
- Long Let
- Oil Central Heating
- Double Glazing
- Open Plan Kitchen/Diner
- Loft Conversion Principle Bedroom
- En-suite
- Parking for 3 cars





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