

Thorne Carter

& Aspen

EST 1911

At home in Town or Country

01884 33333



Fir Close, Cullompton,
EX15 2PZ

Exceptionally spacious two bedroom accommodation with a vast, established rear garden, is offered in this quiet setting in Willand, with local shops and high regarded primary school only a few minutes' walk away. Benefiting from solid fuel heating (there being no mains gas to the area), the property offers spacious accommodation, comprising a sitting room with open fire and back boiler, well appointed kitchen/dining room, two double bedrooms and re-fitted large shower room. A real feature is undoubtedly the large, superbly stocked and landscaped rear garden, with its assorted shrub borders, gravel pathways and strategically placed paved terracing. The substantial workshop, with light and power, will doubtless appeal to the enthusiastic handyman or those merely requiring extensive family storage. An early inspection of this exceptional home is strongly recommended.

Asking Price £200,000

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**Description**

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Situation and Amenities

Situated in popular Willand Village, within a short walk of amenities, including village stores and Post Office, Co-Op, village hall with tennis courts and 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, library, secondary schooling, doctors' surgeries and sports centre. 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**

Superbly presented traditional terraced home

Hall

Sitting Room with open fireplace

Kitchen/Breakfast/Family Room

Two double Bedrooms

Large re-fitted Shower Room

Extensive Store Sheds

Recently constructed Workshop 15'4 x 11' with light and power

16 miles Exeter, 17 miles Taunton

Tiverton Parkway Railway Station 3 miles

EPC rating "D"

Council Tax Band "B"

Freehold

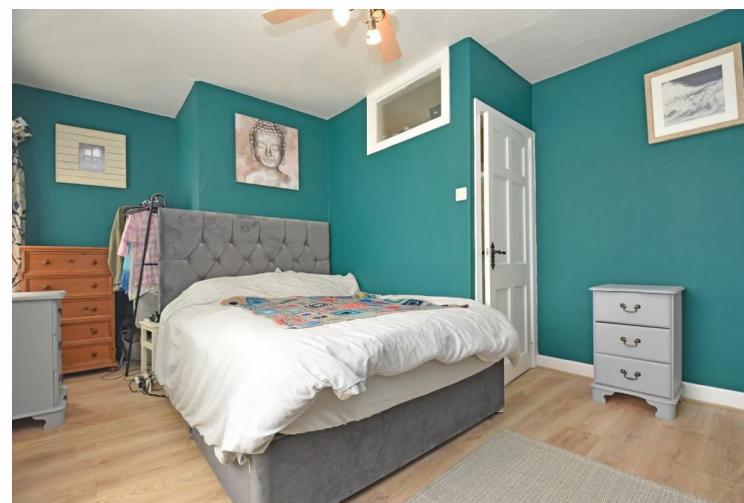
On The Ground Floor

Canopy Entrance Porch to UPVC part glazed front door.

Entrance Hall radiator, easy rising stairs to first floor.

Sitting Room lovely engineered oak flooring, traditional tiled fireplace, open hearth with back boiler, providing hot water and supplying several radiators.

Kitchen/Dining Room a lovely family room, well appointed with extensive range of white fronted units with roll edge marble effect worktops over, extensive range of base cupboards, many with drawers over, integrated dishwasher, inset four ring electric hob with oven beneath, inset Asterite single drainer sink with mixer tap over, range of six wall cupboards, radiator, engineered oak flooring, ample space for dining table, walk-in understairs cupboard, floor to ceiling built-in cupboard housing washing machine and tumble dryer with storage above, part glazed UPVC back door to rear garden.



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

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.