

Thorne Carter

& Aspen

EST 1911

At home in **Town** or **Country**

01884 33333



, Cullompton,
EX15 2FJ

This recently built detached family home nestles in a mature setting in ever popular Willand Village, and now within the catchment area for renowned Uffculme Secondary School, within a short distance of an abundance of village amenities and excellent transport links.

Asking Price £435,000

thornebarterandaspen.co.uk

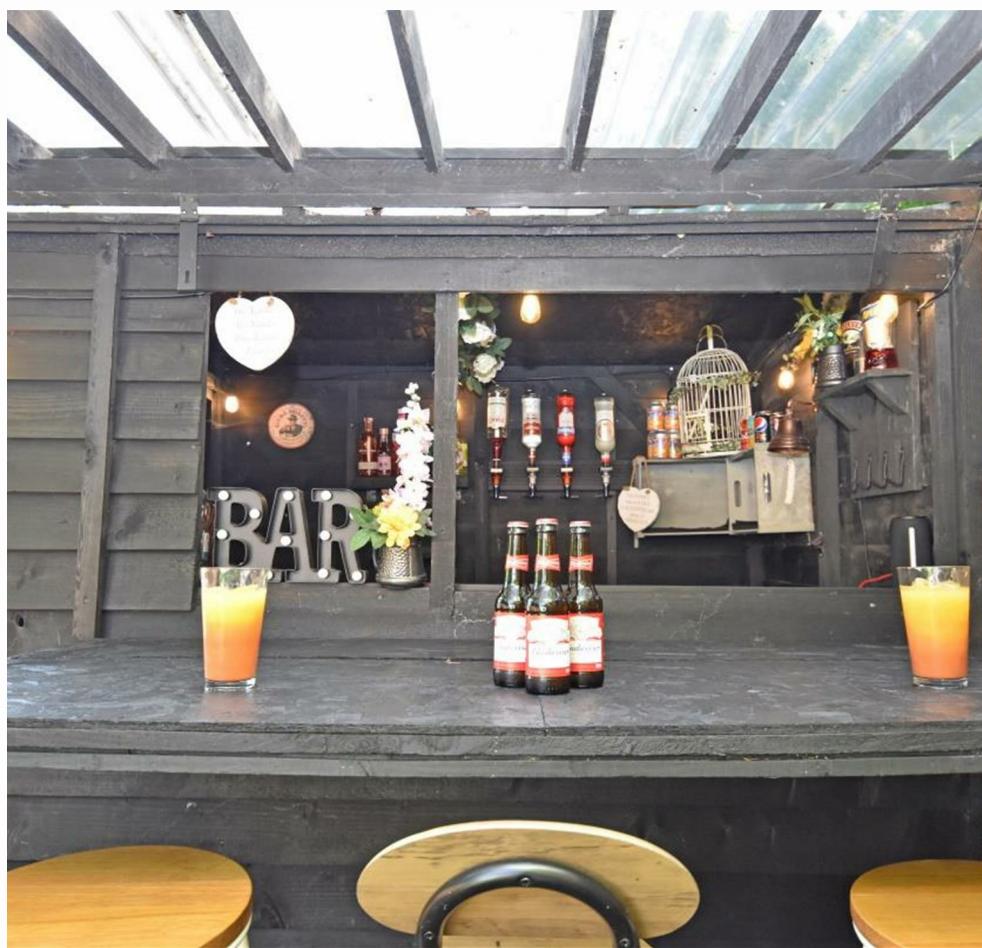
**Description**

This recently built detached family home nestles in a mature setting in ever popular Willand Village, and now within the catchment area for renowned Uffculme Secondary School, within a short distance of an abundance of village amenities and excellent transport links. The ground floor accommodation comprises a useful entrance porch, impressive hallway, incredible open plan kitchen/dining room with open archway to the sitting room with log burner, a spacious double bedroom, contemporary shower room and utility room. The first floor offers a lovely landing, lit by a skylight, which is currently used as an office, a magnificent principal bedroom with fitted wardrobe/dressing area, a wonderful window seat and a most impressive contemporary en-suite. A further impressive double bedroom leads to a linked room which could be used as an occasion bedroom or excellent office or playroom, while there is also another impressive family bathroom. Outside, the property benefits from an abundance of parking, which leads to a single garage with electric door, whilst the rear garden is a surprisingly private and tranquil haven, having been comprehensively landscaped by the current owners. An early inspection is advised for those seeking a family home of generous proportions with quick access to village amenities and the M5 for commuting. There is potential to further develop the garage into an annexe and/or extend to full height above the garage, subject to planning permission being granted.

Situation and Amenities

Just a short walk to village amenities including Co-op, village hall with tennis courts and the thriving Willand Primary School. A more extensive range of shops is offered by the nearby country town of Cullompton with its High Street shops, two supermarkets, library, secondary schooling 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

Fantastic individual detached family home
Popular Willand Village location
Superb open plan family Kitchen/Dining/Living Space
Stylish contemporary Kitchen
Living Room with log burner
Underfloor heating to ground floor
Ground floor Bedroom
Ground floor Shower Room
Utility Room
Spacious Hall
Wonderful Principal Bedroom with En-Suite and Wardrobes/Dressing Area
Further large double Bedroom
Occasional Bedroom/Office/Playroom
Family Bathroom
Plenty of parking
Single Garage
Potential for further development subject to planning permission
Lovely secluded garden
Rainwater recycling system for flushing toilets and outside taps
Gas central heating and double glazing (triple glazing front aspect windows)
16 miles Exeter, 17 miles Taunton
Tiverton Parkway Railway Station 3 miles
EPC rating "B"
Council Tax Band "D"



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