Guide Price £290,000

seddons

35 Chestnut Drive, Willand, Cullompton, EX15 2SJ

- Two double bedrooms
- Sun room extension
- Modern shower room
- Driveway parking
- Quiet cul-de-sac position
- Generous living room
- Kitchen/dining room
- Well landscaped level garden
- Single garage
- Gas central heating & double glazed throughout

Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman

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35 Chestnut Drive, Cullompton EX15 2SJ

Watch the Seddons Video Tour

Tucked away in a quiet cul-de-sac, this detached two bedroom bungalow is situated a short walk from the bus stop and provides quick access to the motorway and Tiverton Parkway Station. No onward chain.

2 | 1 | 1 | C | Council Tax Band: C

The accommodation offers light and well-proportioned accommodation, with a sun room extension to make the most of the view over an attractive and private rear garden. The kitchen is fitted with a good range of units and has an archway into the dining area with rear access door to the garden. There are two double bedrooms with fitted wardrobes and a modern shower room at the front of the property.
A private and level enclosed rear garden is planted with level lawn and a large paved patio surrounded by attractive mature shrub and flower borders.

On approach to the bungalow, there is driveway parking with a garage in front and an attractive level front garden.

Services: Mains water, electricity, drainage and gas.
Tenure: Freehold
Council Tax: Band C
Local Authority: Mid Devon District Council

Willand has a good range of local amenities, including a popular primary school, mini markets, a post office/shop, service station, pub and village hall. The village now lies in the catchment area for Uffculme School, offering secondary education and Ofsted rated 'Outstanding'.

Willand lies within easy reach of the more extensive services of Cullompton and Tiverton and Junctions 27 and 28 of the M5 motorway can be quickly accessed, both within three miles.

Regular bus services also pass through Willand and there are trains from the nearby Tiverton Parkway station (London Paddington in around 2 hours).

Junction 28 M5/Cullompton c. 3 miles
Exeter c. 17 miles
Junction 27 M5/Tiverton Parkway c.3 miles
Exeter Airport c. 16 miles
Taunton c. 22 miles

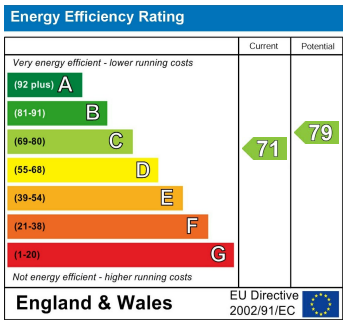
Please see the floor plan for the dimensions. The internal photos have been taken with a wide-angle lens to show more of the rooms.

Directions

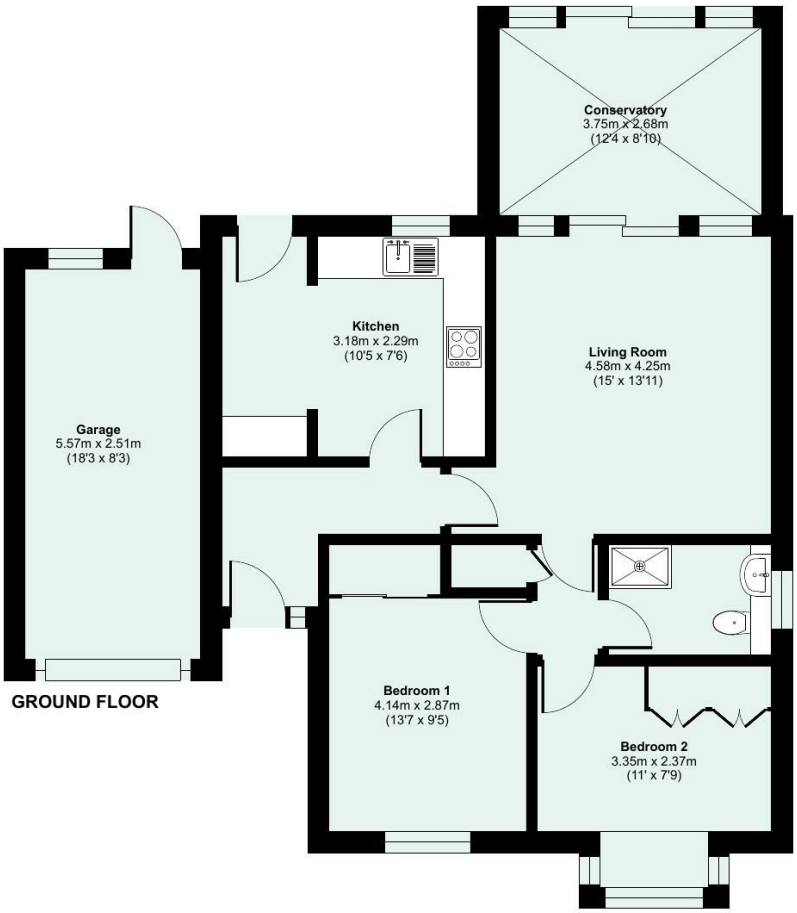
Viewings

Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:



Approximate Area = 799 sq ft / 74.2 sq m
Garage = 150 sq ft / 13.9 sq m
Total = 949 sq ft / 88.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Seddon Estate Agents LLP. REF: 1480805

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