

Guide Price £425,000



3 Willand Moor Mews, Willand, Cullompton, EX15 2TS

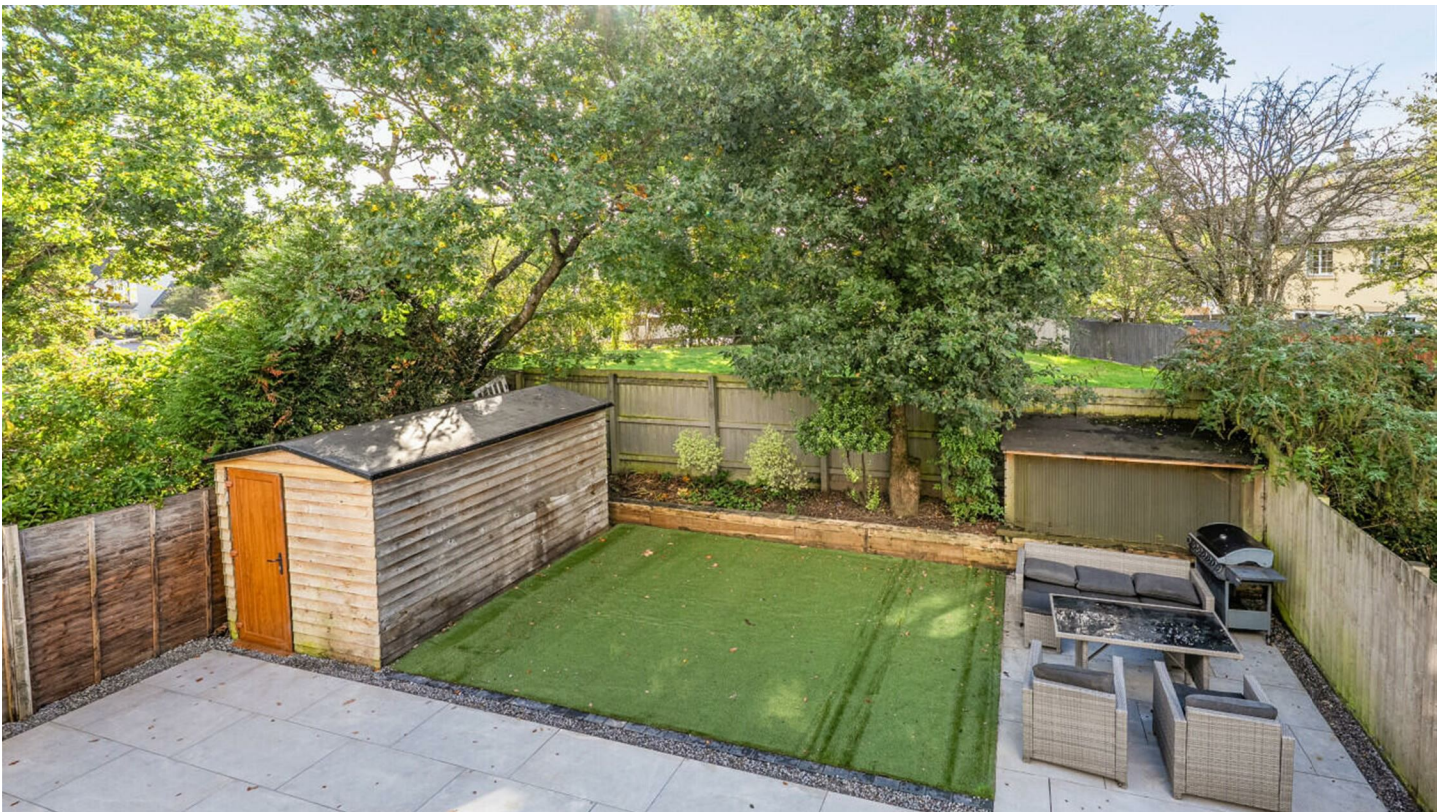
- Separate sitting room with wood burning stove
- Large open plan kitchen/dining room
- Separate utility room
- Three additional double bedrooms
- Private rear garden with large storage shed
- Entrance hall with downstairs WC & garage access
- Quality fitted kitchen with range style cooker
- Principal bedroom with en-suite shower room
- Contemporary family bathroom
- Single garage and driveway parking

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A beautifully presented four bedroom detached home with superb kitchen/dining room and a quality landscaped private rear garden with large storage shed. No onward chain.



Council Tax Band: D



The property has been superbly upgraded to offer a high quality standard of finish throughout. Downstairs features a good sized sitting room with a bay window to the front aspect with a wood burning stove installed. The hallway includes a downstairs cloakroom with WC and a door providing useful access from the house into the garage. The rear features a superb large open plan kitchen/dining room with French doors which open out onto the garden. The kitchen is fitted with a good range of shaker style units with appliance spaces and includes a range style cooker with extractor hood above and quality herringbone LVT flooring. A separate utility room is adjacent to the kitchen. Upstairs, the principal bedroom benefits from fitted wardrobes with a modern en-suite shower room. Three additional double bedrooms (with fitted wardrobes in one) and a contemporary family bathroom complete the upstairs, with cupboard storage on the landing.

Outside, there is a private and beautifully landscaped rear garden, with mature trees providing excellent screening. An extensive, high quality paved patio wraps round the house with artificial grass and a large storage shed and log store, with side access gate. At the front of the property there is ample driveway parking and a single garage.

Services: Mains gas, electricity, water & drainage
Council Tax: Band D
Local Authority: Mid Devon District Council
Tenure: Leasehold
Lease length: 999 years from 2002 (year of construction)
Ground rent & Service charge: None.

Willand Moor Mews is situated in a convenient position, within a well regarded modern development on the edge of the village, in

close proximity to Uffculme and M5 access. There are other popular local amenities including a primary school, Co-op and One-Stop mini markets, a service station, pub and village hall. The village now lies in the catchment area for the popular Uffculme School, offering secondary education and Ofsted rated 'Good' and 'Outstanding' in all areas. Just behind The Gables, a short walk away, there is 'The Gables Nursery', Ofsted rated 'Outstanding' in all areas.

Regular bus services run through the village serving the local area and the market towns of Tiverton and Cullompton are a short drive away. Taunton and Exeter are convenient, via Junctions 27 and 28 of the M5, as well as Tiverton, with the popular Blundell's School and Petroc College of Further and Higher education. Tiverton Parkway Station with, regular services to London Paddington (around 2 hours), is less than ten minutes' away.

The popular Tiverton Golf Course and the Westcountry Golf Academy (WGA) 9 hole Golf Course & Driving Range lie within easy reach for the keen golfer, and Exeter Chiefs, at Sandy Park, and Somerset Cricket Club in Taunton, are also very convenient!

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



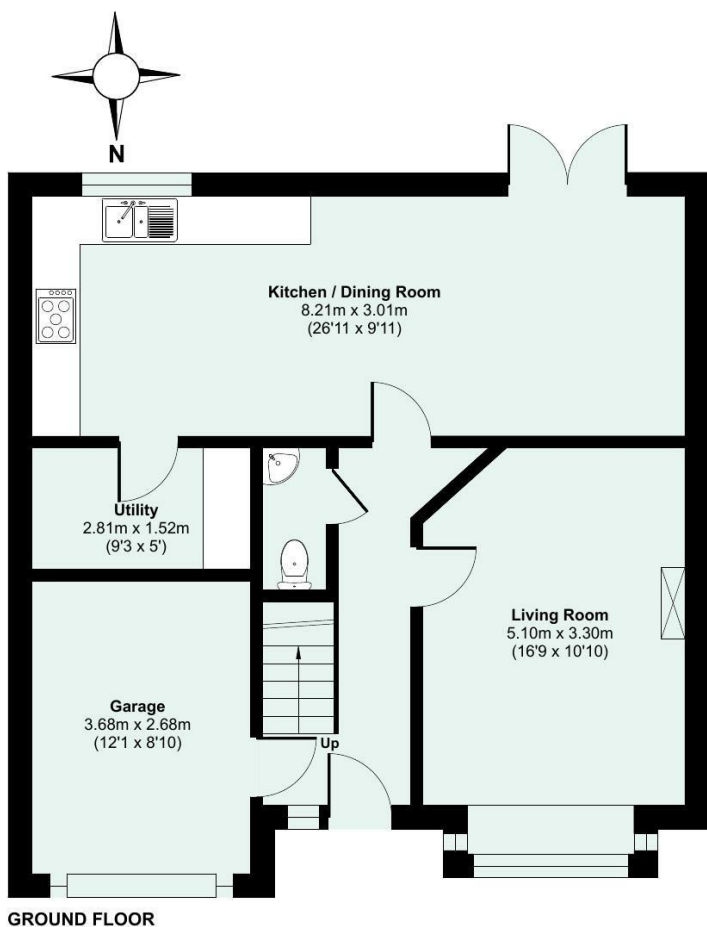
Directions

Viewings

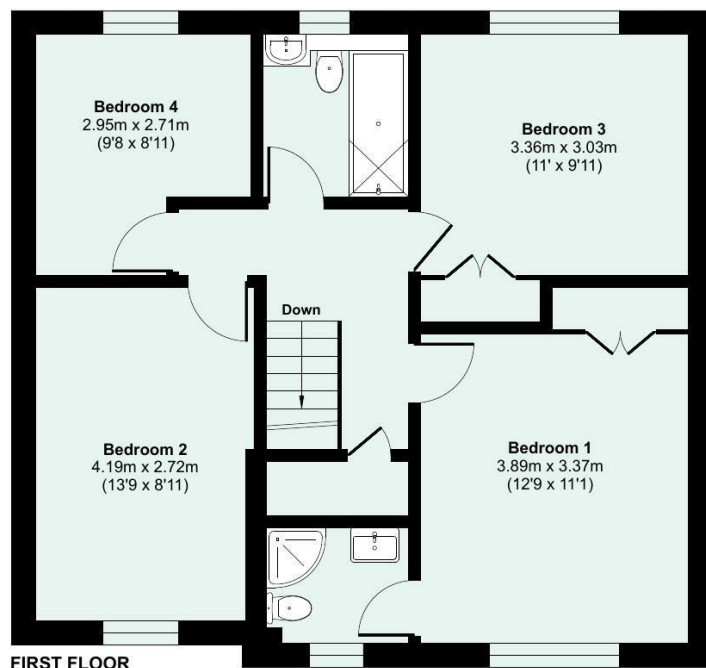
Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approximate Area = 1264 sq ft / 117.4 sq m
 Garage = 109 sq ft / 10.1 sq m
 Total = 1373 sq ft / 127.5 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). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1531094

