



25, Pear Drive



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Willand, Cullompton, EX15 2QS

Tiverton 7 Miles | M5 (J27) & Tiverton Parkway 4.5 Miles | Exeter 13 Miles

An immaculately presented five-bedroom home including a one-bedroom annexe with exceptional countryside views and a large driveway.

- Detached Home
- Three Bathrooms
- Main Bedroom with En Suite
- Outstanding Views
- Council Tax Band E
- Five Bedrooms
- Immaculately Presented
- Large Driveway
- Uffculme School Catchment
- Freehold

Guide Price £575,000

SITUATION

The property is situated in a quiet residential cul de sac on the edge of Willand, a popular and accessible location, within walking distance of a general store/post office and village church. The village of Willand offers a primary school, Spar/petrol station, Co-op and sports/tennis club.

A wider range of amenities can be found in the nearby market towns of Tiverton and Cullompton. Tiverton is approximately 7 miles distant and has both private and state schools, including Uffculme and Blundell's Schools, recreation facilities, banks, building societies and supermarkets.

Access to the M5 can be obtained at junction 27 and 28, alongside the former lies Tiverton Parkway with fast trains to London Paddington taking approximately 130 minutes.



DESCRIPTION

25 Pear Drive is a beautifully presented five-bedroom home offering flexible accommodation, set in a quiet yet convenient location. The property has been finished to a high standard, and the ground floor comprises of a well-proportioned kitchen, a separate dining room, large sitting room, utility, workshop and one bedroom annexe. The first floor comprises of four spacious bedrooms.

ACCOMMODATION

The property benefits from four upstairs bedrooms, the main is served by an en suite, the remainder of the bedrooms are served by the family bathroom, to the side of the property is a separate annexe with its own private entrance and shower room, providing additional accommodation to the main house.

Downstairs the property has a large sitting room with double doors leading into the dining room, which is a great space for entertaining or relaxing and is located just off of the well-proportioned kitchen for everyday convenience, along with a separate utility area which leads out to the rear garden and annexe.

OUTSIDE

The property sits in a generous plot, with a large summerhouse/garden room being the focal point of the space, including a built-in pizza oven and fire. The garden itself is predominantly laid to lawn bordered by mature plants and shrubbery, with an area of decking which is a real suntrap. There is also a large workshop and additional storage area. To the front of the property there is the benefit of a generous driveway providing parking for several vehicles and an EV charging point.

SERVICES

Mains electricity, water, gas and drainage. Gas central heating. Ofcom predicted broadband services - Standard, Superfast & Ultrafast

Ofcom predicted mobile coverage for voice and data: Internal – EE (variable). External – EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council.

VIEWINGS

Strictly by appointment only through the agents, Stags.

DIRECTIONS

What3Words: ///going.originals.overused

Google Drop Pin: <https://maps.app.goo.gl/3PjUaBgciHE7kT297>



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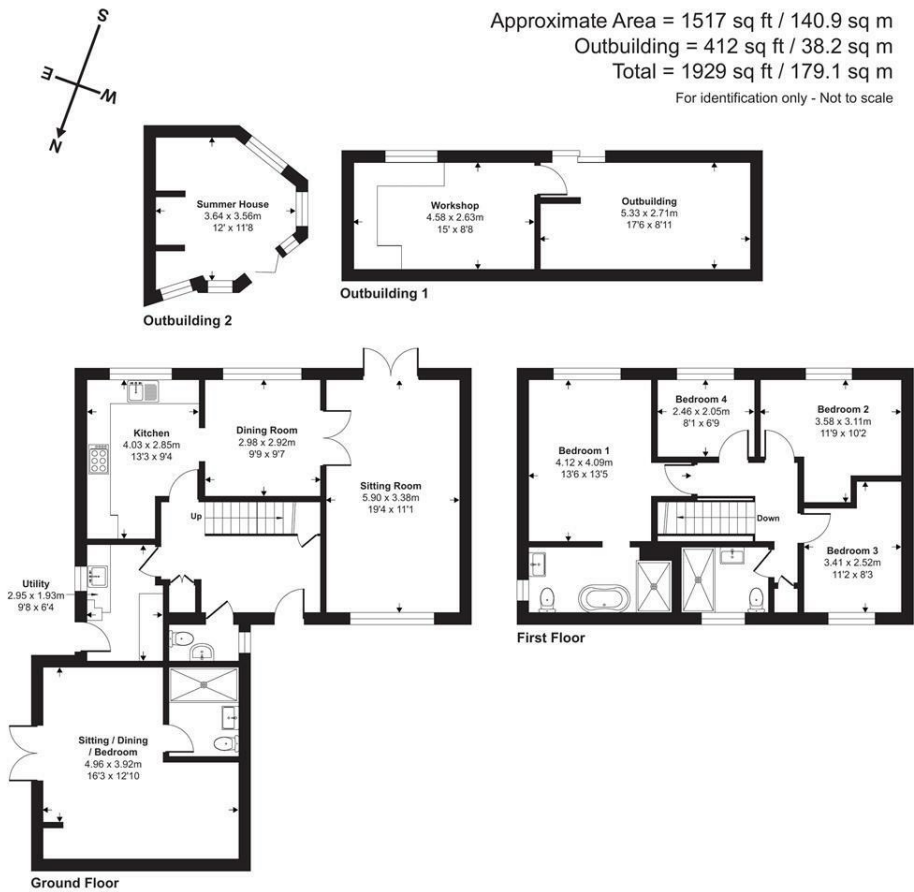


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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