

Guide Price £210,000



38 Townlands, Willand, Cullompton, EX15 2RS

- Two double bedrooms
- Fitted kitchen
- Enclosed level lawned garden
- Gas central heating & double glazing
- Easy access to M5 & Tiverton Parkway
- Very generous dual aspect sitting/dining room
- Family bathroom
- Garage
- Central position close to shops & amenities

Sales, Lettings, Mortgages:

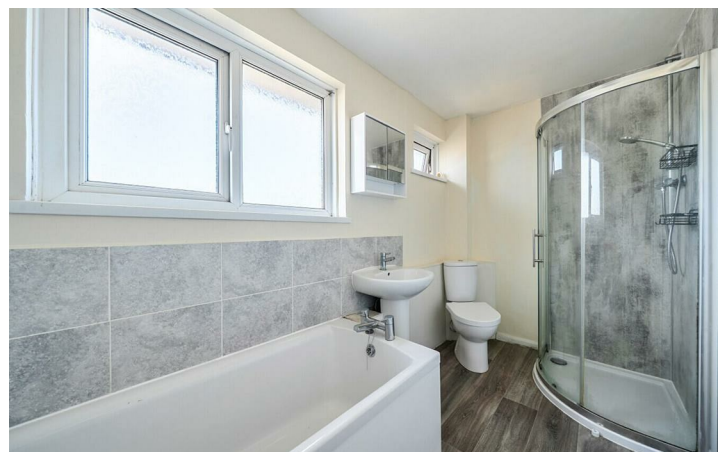
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

38 Townlands, Cullompton EX15 2RS

A spacious two double bedroom end terraced property in the centre of Willand Old Village with attractive rear lawned garden and garage. No onward chain.



Council Tax Band: B



Offering very generous light and spacious accommodation, the property would benefit from cosmetic updating with redecoration and new carpets required throughout. Downstairs, entrance is to the side of the property, opening into a very spacious hallway offering plenty of storage potential.

A dual aspect sitting/dining room offers large windows to the front aspect, with French doors at the rear providing access into the garden and allowing plenty of natural light. The kitchen is fitted with a range of units and work surfaces which are a little tired with a window overlooking the garden.

Upstairs offers two double bedrooms with a family bathroom with bath and separate shower cubicle. Outside there is an attractive level enclosed rear garden, with lawn surrounded by flower borders and rear access gate leading to a garage at the end of a block.

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

Townlands lies close to the post office/shop, bus stop and church in the Old Village and there are other local

amenities including a primary school, 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.

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

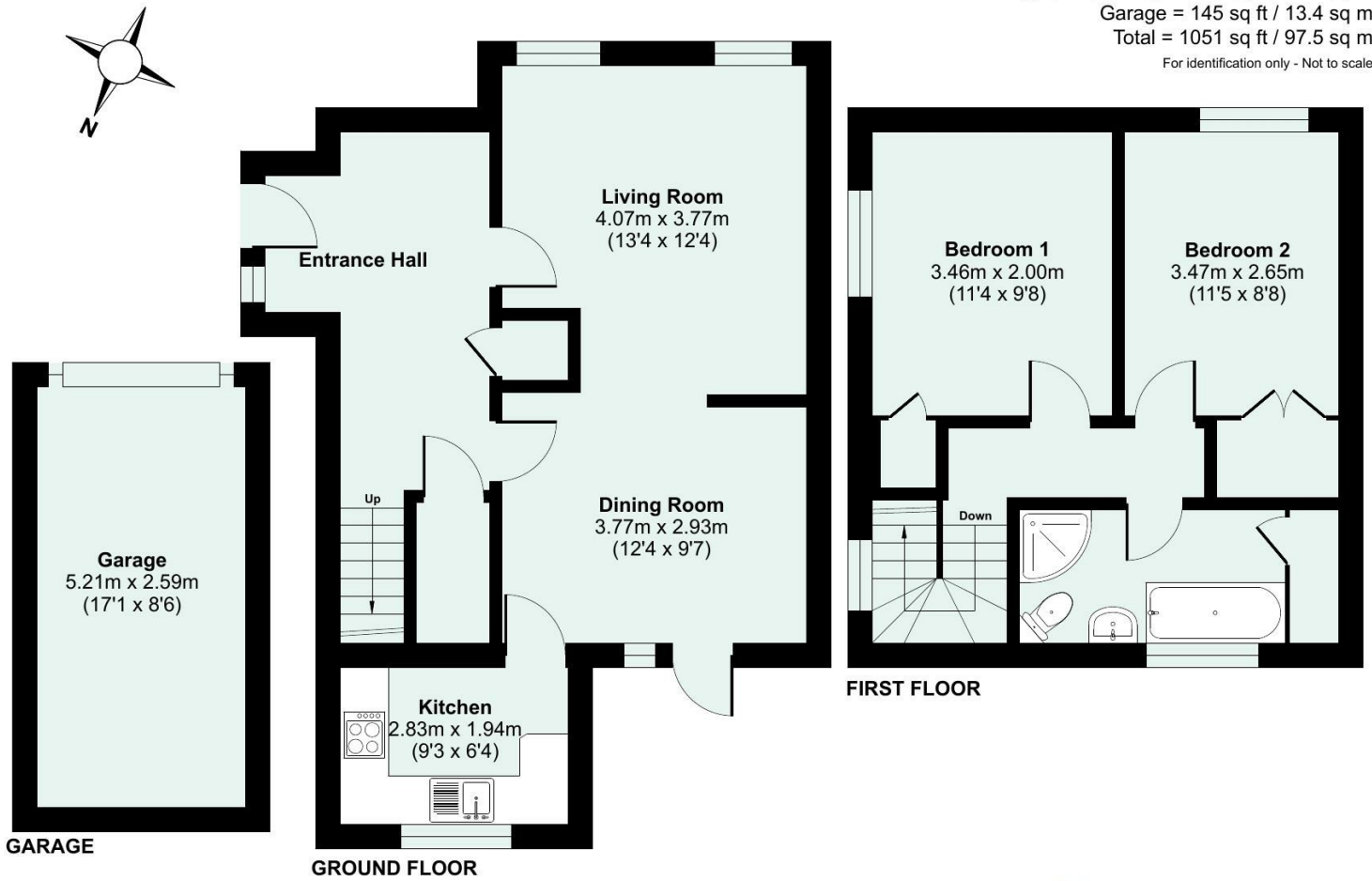
Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate Area = 906 sq ft / 84.1 sq m
 Garage = 145 sq ft / 13.4 sq m
 Total = 1051 sq ft / 97.5 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: 1493684

