## Guide Price £425,000

seddons









# 14 Harpitt Close, Willand, Cullompton, EX15 2RX

- No onward chain, ready to occupy
- 2 reception rooms, separate sitting and dining rooms
- Family shower room with white suite
- Gas central heating and uPVC double glazing
- Mature front and rear gardens
- 4 double bedrooms, en suite shower room
- Extensive kitchen/breakfast room
- Downstairs cloakroom and utility room
- Large, open span double garage and parking
- Convenient village location with local amenities

*Watch the Seddons Video Tour*

A spacious, detached family home in good order but ready to update for the future, nicely tucked away in the Old Village of Willand. Quick access to bus services, the motorway and Tiverton Parkway Station: a perfect location for commuting.

Approximate Area = 1452 sq ft / 134.8 sq m
Garage = 289 sq ft / 26.8 sq m
Total = 1741 sq ft / 161.6 sq m
For identification only - Not to scale

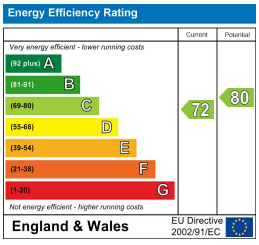



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1522015

## Council Tax Band

F

## EPC Rating




## Viewings

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




Whilst every attempt is made to enure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.