



**8 Lime Crescent**  
Willand, Cullompton EX15 2SL

**£179,950**

**WILKIE MAY  
& TUCKWOOD**



# This two bedroom semi-detached home is situated in the highly sought-after village of Willand and boasts a conservatory, an enclosed rear garden and ample off-road parking.

## DESCRIPTION:

With off road parking for multiple vehicles and a generous south westerly facing rear garden, this two bedroom semi-detached home benefits from a conservatory extension and is located at the end of a quiet cul-de-sac in the sought after village of Willand.

With double glazing and gas central heating throughout, the accommodation briefly comprises of a storm porch with uPVC door leading to the entrance hallway with stairs leading to the first floor. The lounge is bright, airy and spacious in size. Beyond the lounge is the kitchen/diner offering a modern range of carefully chosen cream base and wall units complemented by solid oak worktops and tiled splash-backs. The kitchen benefits from a free-standing stand alone double oven with 4 ring gas hob. There is space for all kitchen appliances and a large window offering views over the rear garden. The conservatory, which benefits from heating and electrics, offers extra social space and opens to the rear garden.

To the first floor, the landing provides access to the loft and also boasts a window allowing natural light to flood in. There are two good sized bedrooms, the master benefitting from fitted wardrobes. Completing the internal accommodation is the family bathroom which is partly tiled and has a white suite offering a shower over the bath along with a glass screen.

Outside the front garden is predominately laid to lawn whilst the rear garden, which is accessed by a secure gate, enjoys a great deal of privacy and is enclosed by secure wooden fencing, making this space ideal for children and pets. The garden is mainly laid to lawn and enjoys an area of patio making a perfect area in the summer months for dining.

## SITUATION:

The property is situated in the sought after area of the village of Willand. Willand is an established village within easy access of the M5 and nearby amenities. Junction 28 of the M5 is approximately three miles distant and junction 27 approximately three miles distant, alongside which lies Tiverton Parkway Station with an interlink to London Paddington of approximately 130 minutes.

**DIRECTIONS:** From Cullompton follow the B3181 north towards Willand. Cross over the M5 and past the garage on the left. Continue through the village turning left into Meadow Park. Follow the road around to the left and then turn right onto Chestnut Drive, then next left onto Lime Crescent. No 8 can be found on the right hand side.

**IMPORTANT NOTICE** Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared March 2014.

**8. Financial Evaluation** 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

**MEASUREMENTS AND OTHER INFORMATION** All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

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Willand, Cullompton  
EX15 2SL

**Price: £179,950**

## GENERAL REMARKS AND STIPULATION

**Tenure:** FREEHOLD

**Council Tax Banding:** B

**Energy Rating:** C

**ACCOMMODATION:**  
Maximum measurements

## Ground Floor:

Entrance hallway

Living Room (13'5 x 10'9)

Kitchen/diner (13'11 x 7'6)

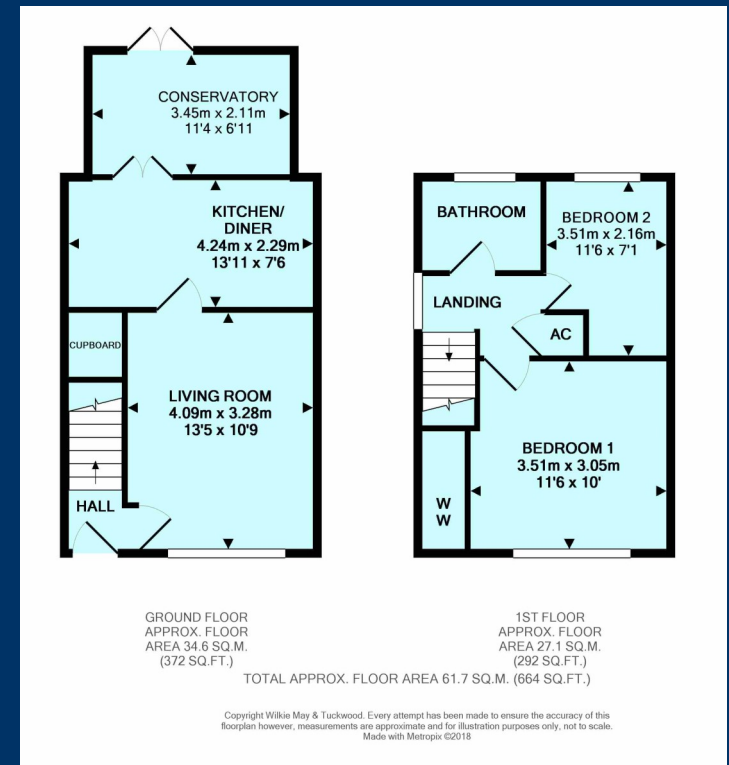
Conservatory (11'4 x 6'11)

## First Floor:

Bedroom One (11'6 max x 10')

Bedroom Two (11'6 x 7'1)

Bathroom



**WILKIE MAY  
& TUCKWOOD**



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