

7 Champion Court
Willand
Cullompton
Devon
EX15 2TW

Asking Price: £180,000 Freehold



Changing Lifestyles

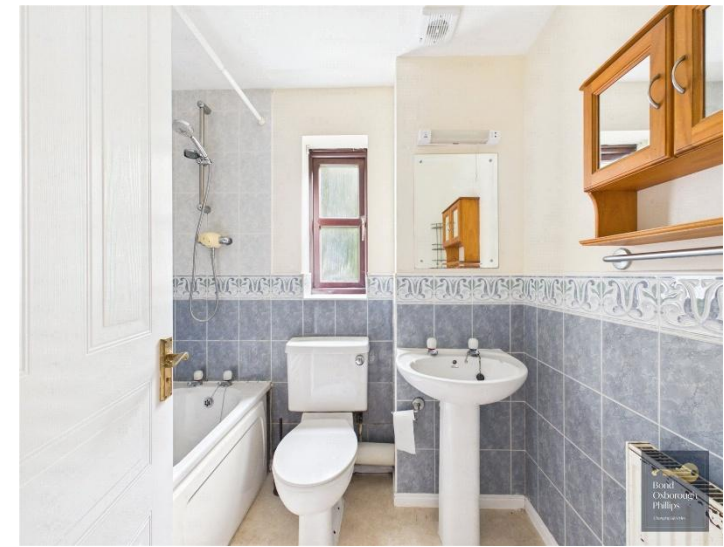
01805 624 426
torrington@boproperty.com



7 Campion Court offers well planned accommodation, a delightful front and rear garden and off road parking for two. The property occupies a convenient location, within walking distance of the village. Willand, local shops, the popular primary school & secondary school.

The property itself has 2 double Bedrooms and a well-equipped family bathroom. To the ground floor, offers a large rear aspect lounge with rear elevation views across to the garden. Also offered on the same floor is a well equipped kitchen. The rear garden offers a mix of a patio area & artificial grass areas- all secured with a timber feather lapped fence with access through the back gate.

Willand is a parish and village in the picturesque Culm valley near to the Blackdown Hills AONB. The village is just off the B3181 (the old A38), with Tiverton Parkway railway station just a couple of miles away and easily accessed from both junctions 27 and 28 of the M5.



7 Champion Court, Willand, Cullompton, Devon, EX15 2TW

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Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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For more information or to arrange an accompanied viewing on this property.



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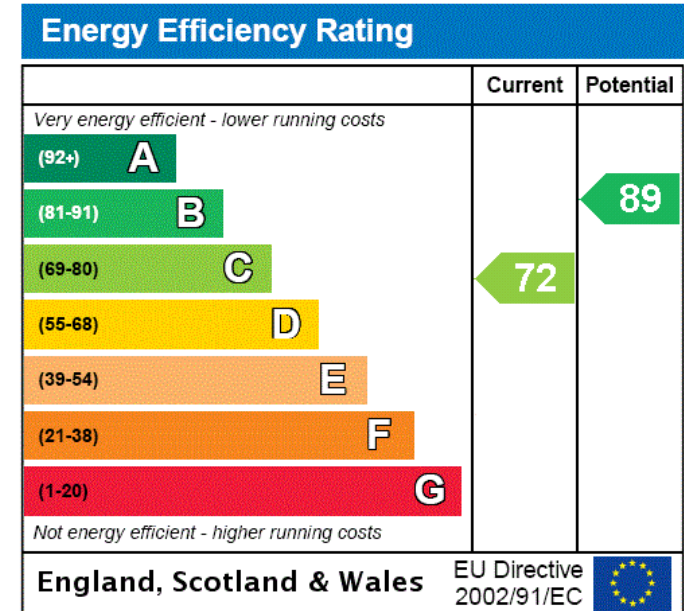
Approximate total area**
518 ft²
Reduced headroom
11 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Directions

From South junction 27 take the first exit on the A38 follow this road for approximately 3 Miles. At the Waterloo Cross roundabout take the 2nd exit onto the B3181 passed on this road for approximately 4 miles at the roundabout take the 1st exit onto Uffculme road then right onto Willand moor road to where you will approach 7 Campion Court on your left hand side.

From North junction 27 take the third exit on the A38 follow this road for approximately 3 Miles. At the Waterloo Cross roundabout take the 2nd exit onto the B3181 passed on this road for approximately 4 miles at the roundabout take the 1st exit onto Uffculme road then right onto Willand moor road to where you will approach 7 Campion Court on your left hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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