



STAGS

Woodlands



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Gables Road, Willand, Cullompton, EX15 2PL

Tiverton 7 miles - M5 motorway (J27)/Tiverton Parkway Station 4 miles

- Entrance Hall
- Drawing Room
- Sitting Room
- Kitchen/breakfast Room
- 2 Further Reception Rooms
- 5 Bedrooms & Studio
- Bathroom & En-suite
- Landscaped Gardens

SITUATION

The property is situated in the village of Willand which offers a primary school, convenience store/petrol station and sports/tennis club, doctors', chemist and hairdressers. 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, recreation facilities, banks, building societies and supermarkets.

Access to the M5 can be obtained at junctions 27 and 28. There are regular buses to Tiverton Parkway Station, with fast trains to London Paddington taking approximately 130 minutes.

DESCRIPTION

The house is typical of the fine, elegant but practical houses built during the Edwardian era. It has some fine architectural features but above all it is the spacious, well proportioned rooms, well lit by large sash windows with high ceilings that make it such an attractive house to live in. The moulded cornices and deep moulded architraves in the main reception rooms are complemented by the red brick elevations and veranda which runs along the front and side of the property. There are landscaped gardens and plenty of parking. Internal inspection is recommended.

ACCOMMODATION

Spacious ENTRANCE HALL with parquet floor, picture rail, coving, stairs to first floor with ornate balustrade. DRAWING ROOM - a dual aspect room with sash windows to front and side, part glazed door to side, open fireplace with marble and wood surround and mantel, picture rail, coving, three radiators, cornice. STUDY with window to side, part glazed door to rear, radiator, spotlights, door to reception room, part wood panelling.



A wonderful, detached family home in popular village location.





CLOAKROOM with low level WC, wall mounted wash hand basin, window to side. RECEPTION ROOM with window to side, radiator, built-in units with two wash hand basins. Door to rear lobby. Understairs storage cupboard. SITTING ROOM with bay sash window to front, fireplace with gas coal effect fire with marble surround, karndean flooring, cornice, coving, picture rail. Door to UTILITY with built-in storage, utility area, plumbing for washing machine, space for tumble dryer, single drainer single bowl stainless steel sink unit, tiled splashbacks. Part glazed door to side. KITCHEN with sash window to side, wall and base units with laminate work surfaces, double bowl ceramic sink and drainer, space for fridge/freezer, space for Range cooker, tiled splashbacks, exposed brickwork, cupboard with boiler, plumbing for dishwasher.

FIRST FLOOR

Landing with doors to all rooms. Sash windows to both sides. BEDROOM 1, a double room with sash windows to front and side, feature decorative fireplace with wooden surround, picture rail, arch into DRESSING ROOM, formerly another bedroom, with mirrored door wardrobes along two walls, radiator, sash window, door to EN-SUITE comprising panelled bath with mixer tap, two pedestal wash hand basins, low level WC, bidet, shower cubicle, tiled walls, laminate floor, sash window, built-in cupboard, picture rail, spotlights, towel rail. BEDROOM 2 with bay sash window, built-in wardrobes along one wall, radiator, picture rail. BATHROOM comprising panelled bath, shower cubicle, shower screen, low level WC, wash hand basin, tiled splashbacks, airing cupboard, tiled splashbacks, towel rail. BEDROOM 3 with sash window to side, built-in cupboard, radiator, picture rail. BEDROOM 4 with sash window to side, feature fireplace and wooden mantel, wall mounted wash hand basin, radiator. BEDROOM 5 with sash window to side, built-in wardrobes. CLOAKROOM with low level WC, wall mounted wash hand basin, tiled splashbacks, window to side.

SECOND FLOOR

Stairs to second floor. Velux window. STUDIO/BEDROOM 6 with round window to side. Exposed floor. Hatch to loft space.

OUTSIDE

A five bar gate leads to the gravel drive where there is also an area of lawn with mature plants and shrubs. A decorative veranda is on two sides of the house with ornate tiling. Summerhouse with large hot tub and decked area. Further decked patio area. Outside tap. Workshop with power and light. Outside power. The gardens are enclosed by a wall and mature trees.

VIEWING

Strictly by appointment through the agents Stags, on 01884 235705.

DIRECTIONS

From Junction 27 of the M5 motorway follow signs towards Willand (B3181). At the Waterloo Cross roundabout follow signs to Willand (B3181). At Four Cross Ways roundabout take the second exit signposted Cullompton (B3181). Take the second right hand turn into Meadow Park/Gables Road. Take the first right into Gables Road and the property will be found on your right hand side denoted by our for sale board.

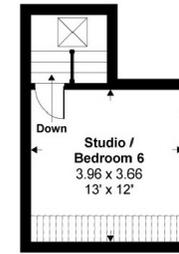
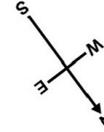
SERVICES

Mains electricity, water and drainage. Gas central heating.

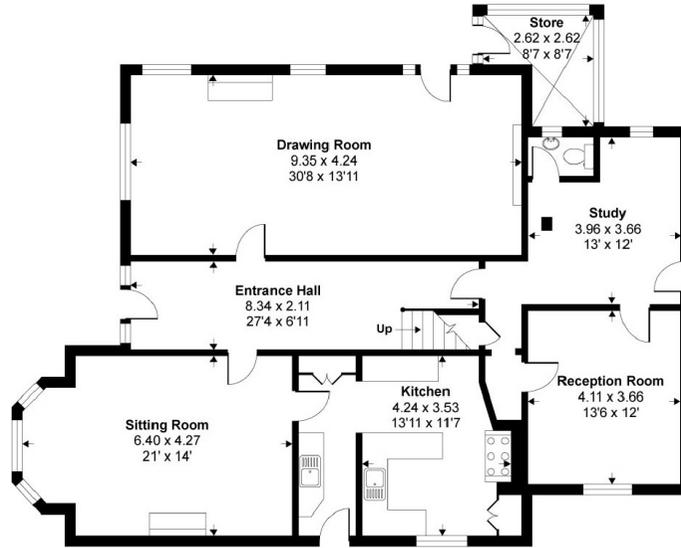


Approx. Gross Internal Floor Area
298.7 Sq Metres 3215 Sq Ft (Excludes Restricted Head Height & Store)

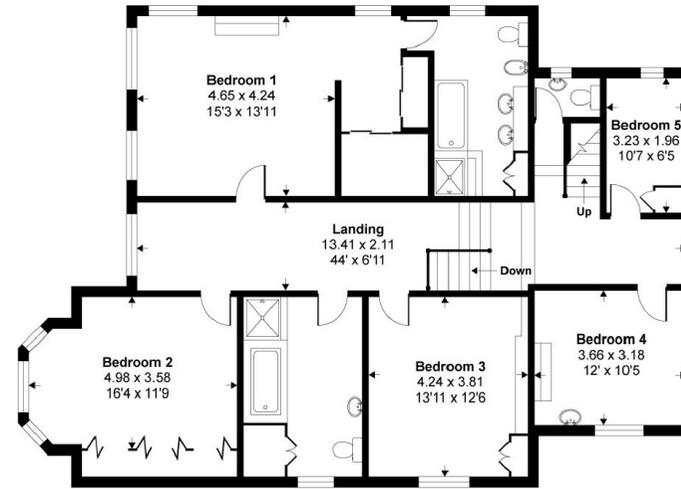
Denotes restricted head height



Second Floor



Ground Floor



First Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



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