



48 Chestnut Drive

Willand, Cullompton

Modernised village home on a generous corner plot, featuring an open-plan kitchen into dining and sitting room, large drive with garage, large garden, and excellent M5, rail & local amenities nearby. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three generously proportioned bedrooms, offering flexible family and lifestyle accommodation
- Stunning open-plan kitchen/dining room space into Lounge area
- Contemporary fitted kitchen with integrated appliances with excellent storage solutions
- Beautifully appointed modern bathroom with white suite, mains-fed rainfall shower and vanity storage
- Elegant living accommodation finished with laminate flooring and stylish graphite radiators
- Occupying a substantial corner plot, providing a large, private and well-enclosed rear garden
- Extensive driveway parking for multiple vehicles, with scope to further enhance
- Garage with power and lighting, ideal for secure parking, storage or conversion potential (STP)
- Located within the highly regarded Uffculme School catchment area
- Desirable village setting with excellent amenities and swift access to the M5, rail and bus links



Occupying a generous corner plot at the end of a quiet cul-de-sac, this attractive mid-1980s home was constructed by the well-regarded Magnus Homes and is presented as a stunning, well-maintained family home with significant upgrades including a new open plan kitchen and stunning white suite bathroom, offering both immediate comfort and future potential to extend if required.

The heart of the home has been notably enhanced with the **kitchen wall removed in 2023**, supported by a **structural RSJ with full Building Regulations approval**, creating a more open and sociable layout. The kitchen is well appointed with modern flooring, a gas hob, double oven with cooker hood, inset spotlighting, integrated fridge/freezer and dishwasher and space and plumbing for washing machine, and a useful understairs storage cupboard.

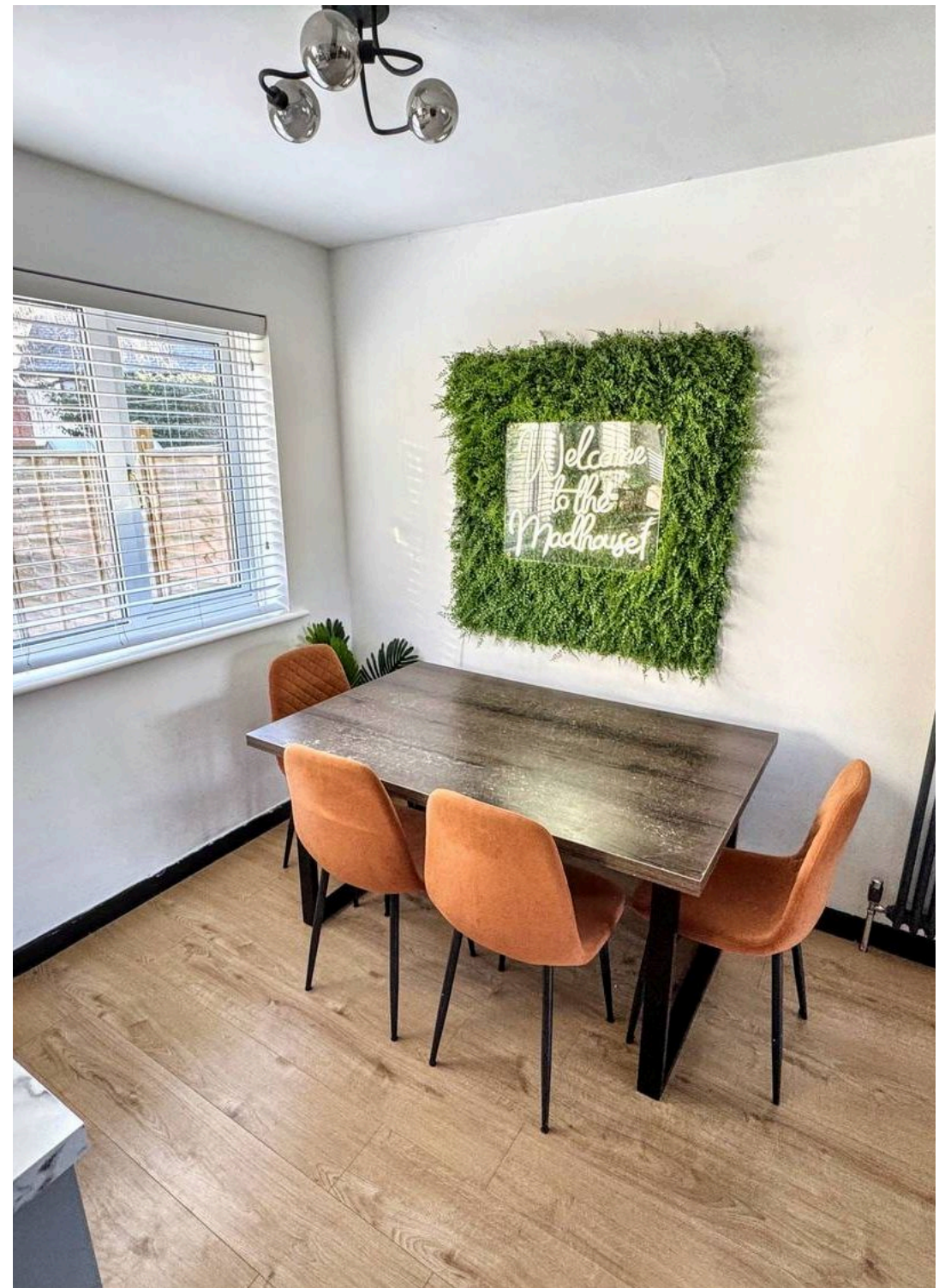
Throughout the ground floor, **laminated wood flooring, stylish graphite radiators**, and a bright dual-aspect feel (with internal walls removed in 2023) contribute to a contemporary yet neutral finish. High security **uPVC double glazed entrance door replaced in 2023**, enhancing both security and kerb appeal.

Upstairs, the landing benefits from a side aspect window, loft hatch and airing cupboard housing a near new combi boiler servicing hot water and heating **serviced in January 2026 and benefiting from a remaining 1–2 year warranty**. The loft is **partly boarded**, providing additional storage.

Bedroom One features a double built-in mirrored sliding-door wardrobes, large double bedroom two and a generous single third bedroom.

The bathroom was replaced when the property was purchased and is fitted with a modern white suite comprising a panelled bath with mixer tap and mains-fed shower with drench head, inset spotlight extractor fan, wash hand basin with vanity storage cupboard, close coupled low-level WC, heated towel radiator and towel rail, and a uPVC double-glazed rear window.

Externally, the property truly excels. The **large, irregularly shaped rear garden** offers excellent space for families, entertaining, or keen gardeners, enhanced by an **external tap and lighting to the BBQ area**. To the front, a **private driveway provides parking for approximately three vehicles**, with scope to extend further if desired, and leads to a **single garage with light and power**.



Situated within the popular village of **Willand**, the property enjoys excellent local amenities including a primary school, mini-markets, service station, pub, post office, church, and village hall. The nearby village of **Uffculme offers an Ofsted 'Outstanding' secondary school**. Cullompton and Tiverton are easily accessible, as are **Junctions 27 and 28 of the M5**, with regular bus services and mainline rail links from **Tiverton Parkway to London Paddington in approximately two hours**.

With its generous plot, extensive parking, modern upgrades, and excellent connectivity, this cracking home would suit a wide range of buyers looking to settle into a desirable village location while still enjoying the opportunity to personalise further. **Early viewing is strongly recommended.**

Enquire now to arrange a viewing.

Find the property accurately using What3Words app [///IDENTIFY.HOUSEWORK.SCULPTING](#)

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks.

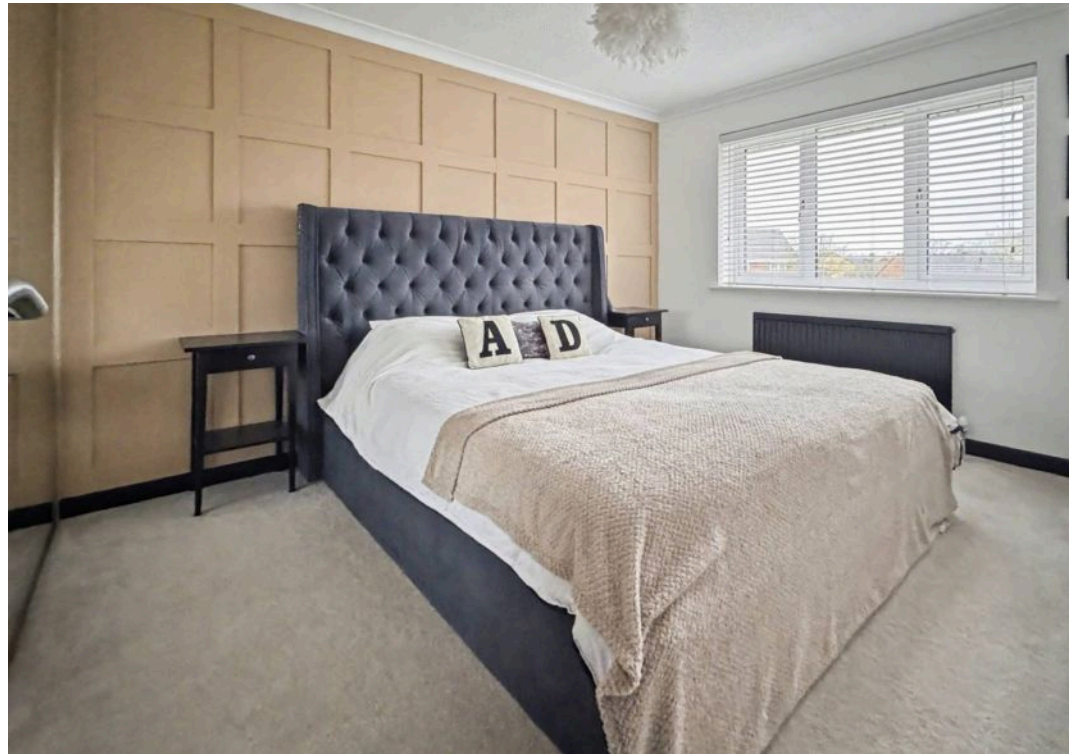
We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

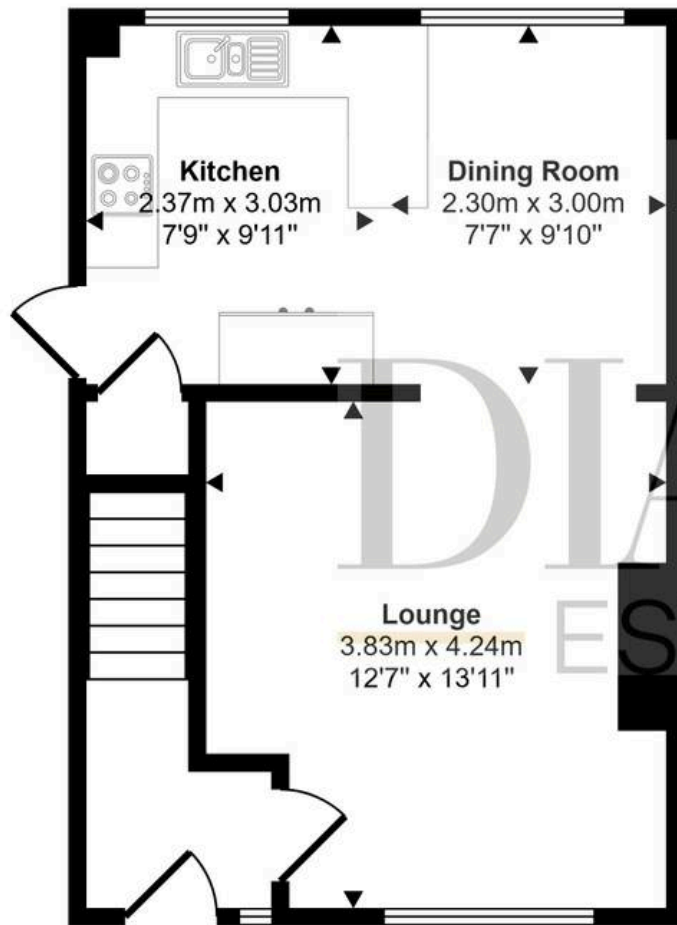
We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

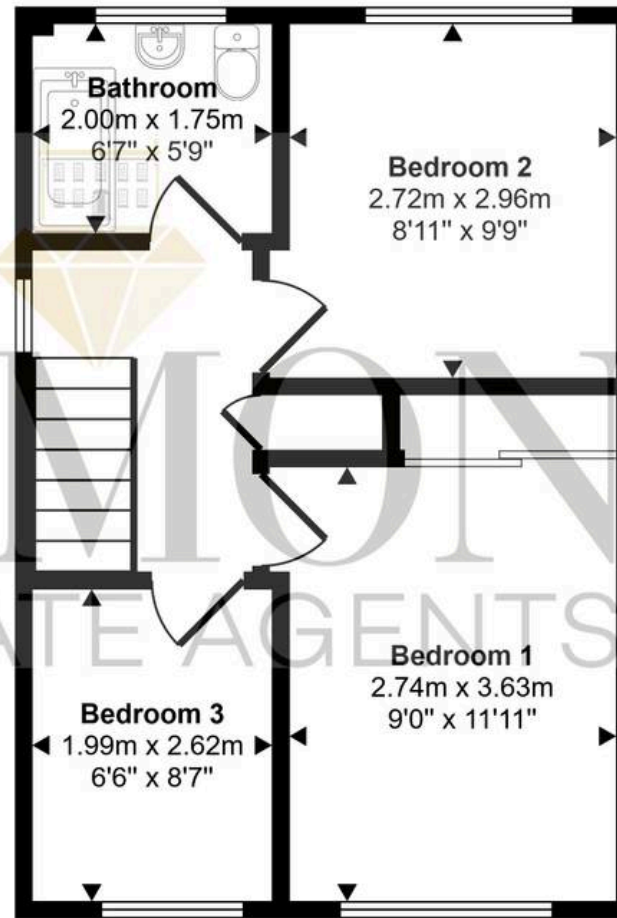




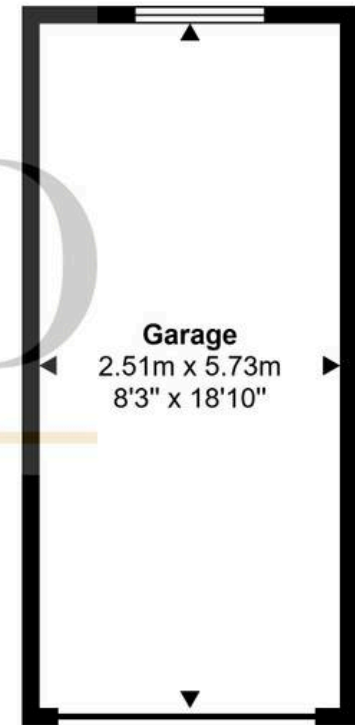
Approx Gross Internal Area
86 sq m / 926 sq ft



Ground Floor
Approx 36 sq m / 385 sq ft



First Floor
Approx 36 sq m / 386 sq ft



Garage
Approx 14 sq m / 155 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Diamond Estate Agents

13 Fore Street Tiverton