



Offers In Excess Of £380,000

4 Bedroom Detached House for sale

38 Chestnut Drive Willand, Willand, Cullompton



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SALES AND LETTINGS



Overview

Discover an exceptional opportunity in the sought-after village of Willand, Tiverton. This spacious four-bedroom detached family residence enjoys a peaceful position at the end of a quiet cul-de-sac and is offered to the market with no onward chain. Set on a generous plot of approximately 0.13 acres, the property combines impressive living space with outstanding versatility and scope for future expansion.

SOME IMAGES HAVE BEEN STAGED TO ASSIST THE BUYER



Key Features

- LARGE 4-BEDROOM PROPERTY
- LARGE SOUTH FACING GARDEN
- QUIET CUL-DE-SAC LOCATION
- LARGE DRIVEWAY FOR MULTIPLE VEHICLES
- NO ONWARD CHAIN
- POTENTIAL TO EXTEND (STPP)
- PLANNING APPROVAL FOR DETACHED GARAGE/WORKSHOP
- WHAT3WORDS///paper.crumples.reassured







An outstanding opportunity awaits in the heart of Willand, Tiverton; a spacious four-bedroom detached family home nestled at the end of a peaceful cul-de-sac. Presented in excellent condition and with no onward chain, this impressive property sits on a generous 0.13-acre plot and combines plentiful living space with true versatility for future enhancement.

Designed with modern family living in mind, the ground floor welcomes you with a bright entrance hall and convenient cloakroom. The well-appointed kitchen flows into a separate dining room-perfect for gatherings-with patio doors opening directly to the beautifully maintained, south-facing garden. The expansive lounge provides a serene spot to relax, complete with leafy views over the outdoors.

Upstairs, discover a master bedroom alongside three further well-proportioned bedrooms and a contemporary family bathroom, offering flexible accommodation for families of all sizes.

One of the main highlights is the remarkable outside space. The extensive, 60ft by 40ft rear garden boasts a sun-filled lawn, established shrubs, and a paved terrace ideal for alfresco dining or entertaining. The front lays host to substantial driveway parking with capacity for at least four cars, additional lawn areas, and an integral single garage. Full planning permission has already been granted for a substantial 63 sqm garage or outbuilding, presenting outstanding scope for further extension (subject to consent).

The property is enviably situated in Willand, a thriving village offering a variety of local amenities including shops, a post office, neighbourhood Inn, and a locally renowned garage. Outstanding transport links provide easy motorway access via the M5 (junctions 26 and 27), and Tiverton Parkway railway station offers direct services to London Paddington and Waterloo. Both Exeter's historic Cathedral city and Taunton's bustling town centre are within pleasantly easy reach, making this setting ideal for families and commuters alike.

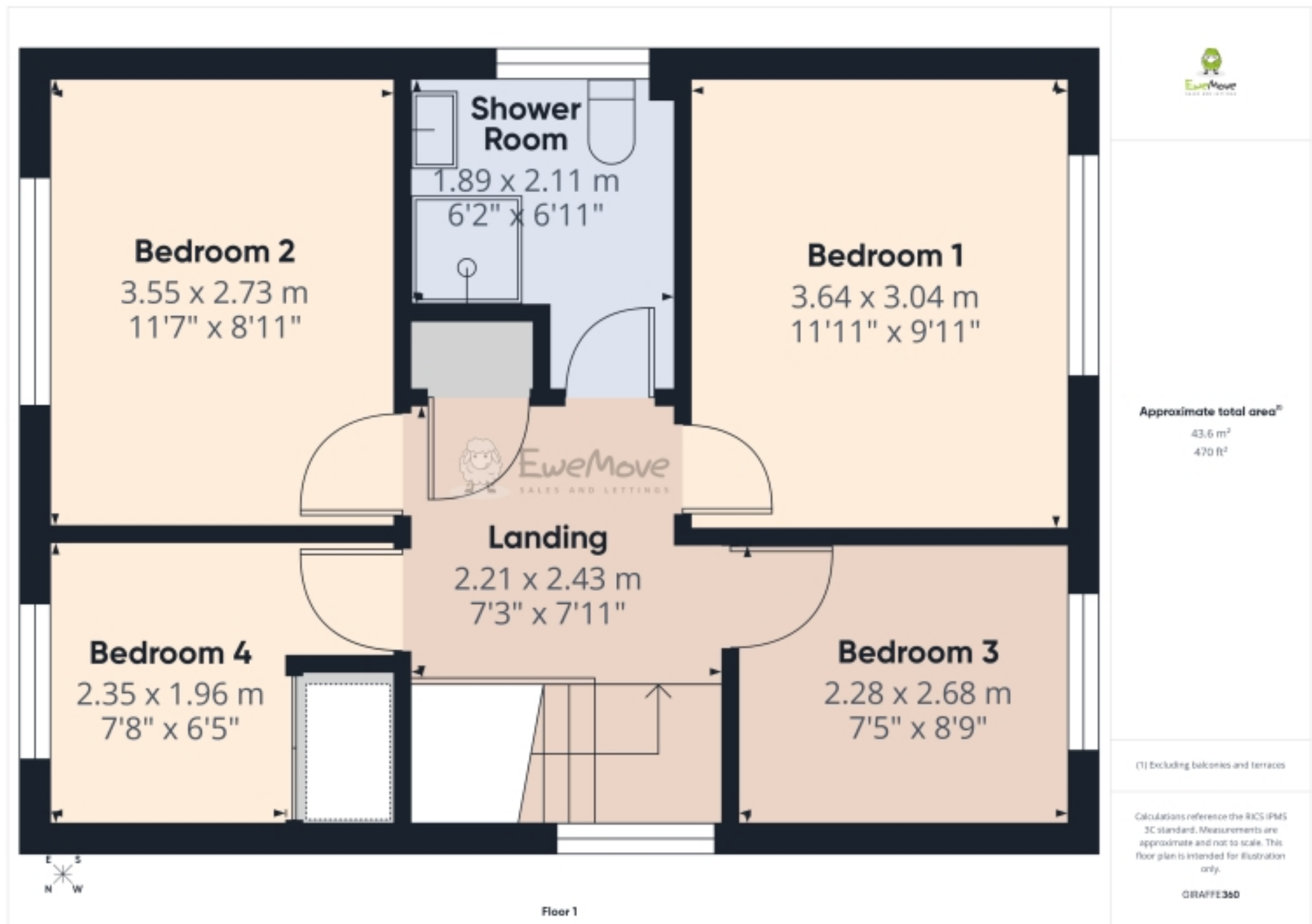
With its generous plot, planning consents, and no onward chain, this beautifully maintained home represents a rare chance to secure a forever family residence in one of the area's most popular villages.

Arrange a viewing today to fully appreciate everything this exceptional home has to offer.

Floorplans



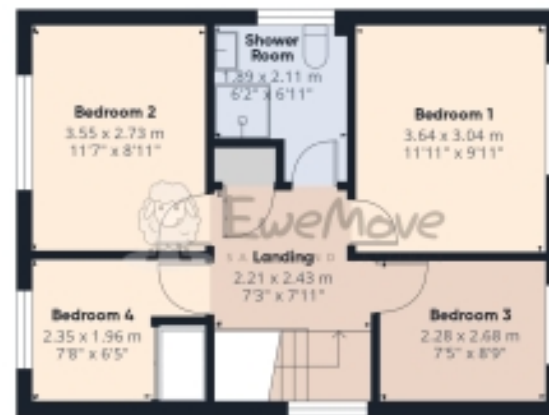
Floorplans



Floorplans



Floor 0



Floor 1



Approximate total area⁽¹⁾

106.1 m²

1144 ft²

Reduced headroom

0.7 m²

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

GRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Tiverton

01884 219109 (24/7)
tiverton@ewemove.com

