



SITUATION: Hemyock is a thriving village affording an excellent range of facilities with a village store, Post Office, Public House and primary schooling as well as the catchment for Uffculme Secondary school. Wellington can be found close by which offers a good range of independent shops as well as the well renowned Waitrose. Access to the M5 motorway can be found at Junction 26 with the main line railway connections available at Tiverton Parkway at Junction 27. Hemyock sits within the Blackdown Hills which is "An Area of Outstanding Natural Beauty" and provide a good diversity of countryside activities with many designated foot and bridleways.

DIRECTIONS: From Junction 26 of the M5 Motorway exit at Wellington and at the roundabout with the A38 take the first exit signposted Exeter. After approximately 1 mile turn left (immediately after the turning signposted Ford Street) into Monument Road. Continue to the top of the hill and at the staggered crossroads continue straight over signposted Hemyock. Continue down into Hemyock passing the Spar shop on the right hand side and the GP's surgery, continue on this road for approximately 1/4 of a mile turning left into Logan Way and as you proceed into the development taking the second right into the Lower Greenfield site where the property will be found further along on the left hand side.

AGENTS NOTE: As with many new developments there is a charge for the maintenance of the green areas to include landscaping of the play area and administration fees which we understand to be £200per annum approximately. (Blenheim Lower Greenfield Management Co. Ltd)

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold, by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, mains drainage, ground source heat pump, , telephone

Local Authority: Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, EX16 6PP.

Property Location: w3w.co//proudest.moisture.issued

Council Tax Band: F

Construction: Traditional cavity construction with a brick outer leaf under a tile roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 1000 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: very low **Rivers and the Sea:** very low **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

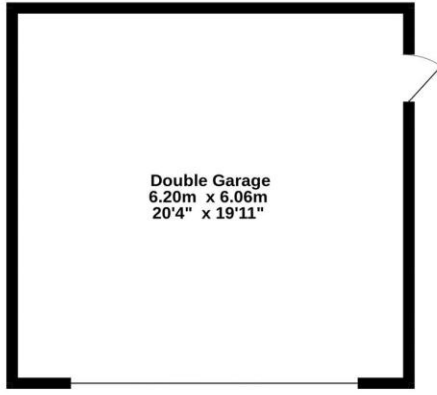
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer 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 November 2022. 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.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

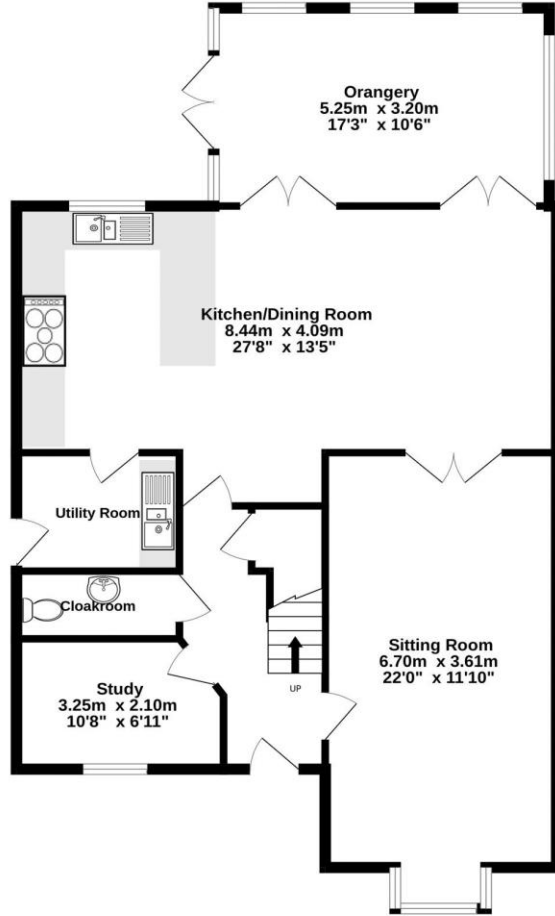
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

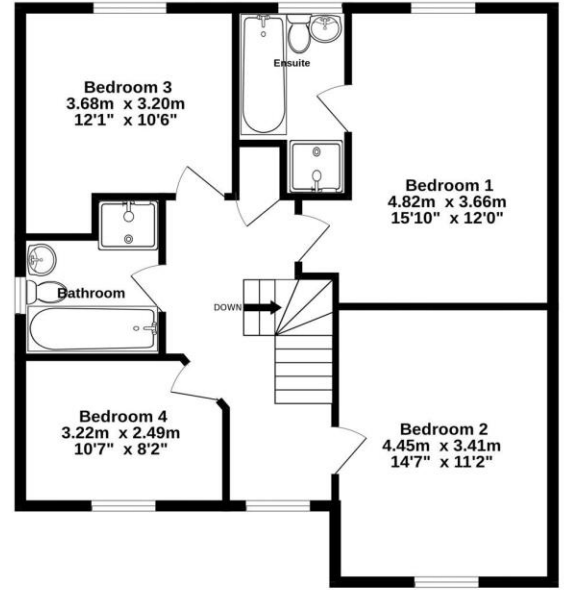
Garage
37.6 sq.m. (404 sq.ft.) approx.



Ground Floor
96.5 sq.m. (1039 sq.ft.) approx.



1st Floor
71.6 sq.m. (771 sq.ft.) approx.



TOTAL FLOOR AREA : 205.7 sq.m. (2214 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Offered to the market with **NO ONWARD CHAIN** this executive style four bedroom detached house built in 2019 to a high standard is situated within a small development on the edge of the popular village of Hemyock, within the Uffculme School catchment area. Contemporary in design, the high-level specification briefly includes underfloor heating to the ground floor, LED downlighting to the kitchen, bathrooms and en-suite, a Daikin energy efficient air source heat pump for heating and hot water and a fully fitted kitchen with integrated appliances along with a recent "Orangery" extension.

The accommodation in summary includes a generous welcoming hallway with stairs rising to the first floor along with access to all main principal rooms. The main sitting room enjoys a large walk-in bay window overlooking the front aspect with double doors leading into the kitchen/diner which is clearly the main social hub to the home. This room expands the width of the home and offers grey high gloss matching wall and base units with contrasting worktops and tiled splashbacks along with space for a fridge/freezer, integrated dishwasher and a Range cooker with extractor above. The dining area provides plenty of space for everyday dining furniture along with two sets of French doors leading into the Orangery which has been cleverly designed to enjoy views over the rear garden and provides a further useful entertaining space. The utility room offers matching units along with space for a washing machine and tumble drier along with a door to the side aspect. A study area is positioned towards the front aspect and works perfectly as a home office. Completing the ground floor is a useful cloakroom. To the first floor there are four double bedrooms with the master providing a modern en-suite bathroom complete with double walk-in shower. The remaining bedrooms are serviced by the family bathroom which offers a white four-piece suite.

Externally the property enjoys a pleasant approach and sits within a similar mixture of properties and is approached via its own private driveway offering parking for 8 vehicles which in turn leads to a detached double garage benefiting from an electric up and over door, plenty of eaves storage and personnel door leading to the rear garden. The front garden has been laid to gravel with low maintenance in mind whilst side gated access leads to the rear garden which has been landscaped and provides a level area of lawn edged by carefully chosen planting with an extra raised area of patio, perfect for entertaining with steps down to the lawn area. The garden further benefits from a summerhouse, greenhouse and a large workshop complete with electrics.

The property itself is beautifully presented and benefits from many upgrades including an upgraded kitchen, fitted blinds, quality flooring throughout and extended parking and also enjoys the remainder of its 10 year NHBC guarantee.



- **NO ONWARD CHAIN**
- **Tucked away quiet position**
- **Modern and contemporary interior**
- **High quality fixtures and fittings**
- **Recently extended**
- **Many upgrades by current homeowners**

