



SITUATION:

The property is located in the heart of the picturesque village of Hemyock within walking distance of all the local amenities to include local stores, village school, medical facilities, church, junior school, post office, parish hall and playing fields. There is also a good variation of clubs and societies based in this thriving community which falls within the catchment for the popular Uffculme Secondary School. The village is the largest in the Blackdown Hills and is noted for its outstanding natural beauty with a range of outdoor pursuits available nearby to include delightful walks over the neighbouring countryside. Wellington is approximately 5 miles distant with its larger range of independent shops and larger national stores such as Waitrose. The town itself stands between the River Tone and the Blackdown Hills.

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 where the property can be found on the right hand side as indicated by our For Sale board

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, LPG gas central heating.

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

Property Location: w3w.co//estuaries.subjects.food

Council Tax Band: E

Construction: Traditional cavity with 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://www.middevon.gov.uk/residents/planning/public-access-search-and-comment-on-planning-applications/>

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. 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.

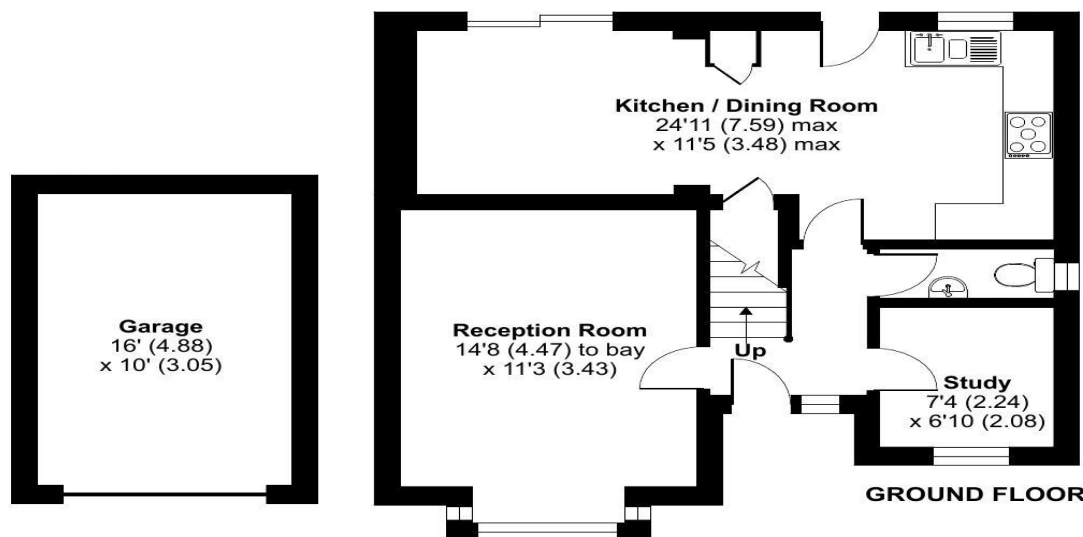
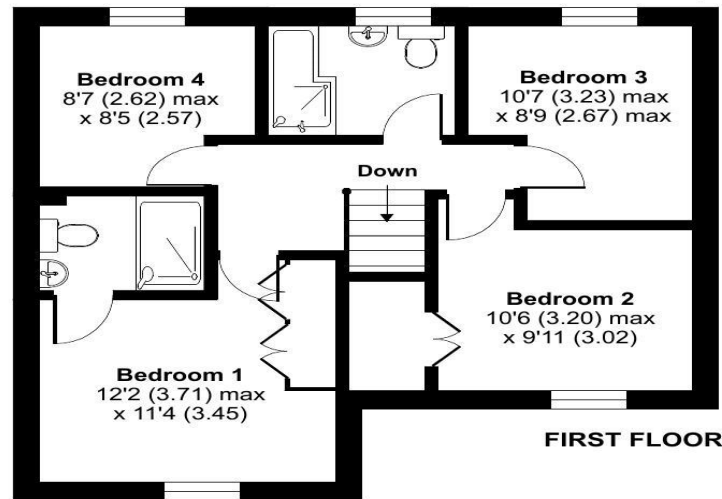
Logan Way, Hemyock, Cullompton, EX15

Approximate Area = 1167 sq ft / 108.4 sq m

Garage = 158 sq ft / 14.7 sq m

Total = 1325 sq ft / 123 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1189675

25 Logan Way is a re-configured four bedroom detached house situated on a popular modern estate on the peripheries of the village of Hemyock. The current owners have undertaken numerous updates throughout and now provides a loving and well cared for property providing an excellent opportunity for an incoming buyer to be able to move straight in.

The accommodation which is arranged over two floors briefly comprises an entrance door underneath a storm porch leading into a generous tiled hallway with access to all principal rooms along with stairs rising to the first floor. The cosy main sitting room overlooks the front aspect and enjoys a large walk-in bay window which allows for plenty of natural light to flood the room and is enhanced by oak flooring. The study, which is situated opposite, offers plenty of space for home office essentials and again overlooks the front aspect. The generous kitchen/diner which was designed by Howdens, expands the width of the house and is clearly the social hub of the home and has been planned with two distinctive areas in mind; a dining space with patio doors allowing views over the rear garden along with ample space for table and chairs whilst the contemporary kitchen offers white high gloss matching wall and base units with feature splashbacks, a four ring gas hob with extractor above, a double eye level oven, integrated washing machine and fridge/freezer. Completing the ground floor is a useful cloakroom.

To the first floor there are three double bedrooms and a good sized single. The master offers a part tiled modern en-suite complete with a double walk-in shower, vanity unit and heated towel rail whilst the family bathroom serves the remaining bedrooms and provides a modern three piece white suite.

Externally, the property enjoys a pleasant approach and sits within a similar mixture of three and four bedroom properties. There is driveway parking for two vehicles leading to a single detached garage which is connected to power and lighting. The garden is approached via a side gate and is westerly facing and fully enclosed by wooden fencing, making this a safe space for children and pets. The garden offers two distinctive patio areas perfect for entertaining in the warmer months along with raised flower beds and a lawn area. 25 Logan Way is presented in excellent decorative order throughout and benefits from uPVC double glazing, cavity wall insulation and is warmed by LPG gas central heating.



- Reconfigured four bedroom detached house
- Popular modern estate
- Close to village amenities
- Contemporary interior
- Uffculme School catchment
- Garage and driveway