

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 after 100 yards take the left turning into Hollingarth Way where the property can be found on the left 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, oil fired central heating

Local Authority: Somerset County Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.co.uk/strictest.dislike.without

Council Tax Band: B

Construction: Traditional cavity construction under a tiled roof

Broadband and mobile coverage: We understand that there is limited 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: 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

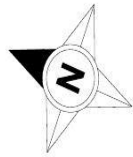
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER 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.

Hollingarth Way, Hemyock, Cullompton, EX15

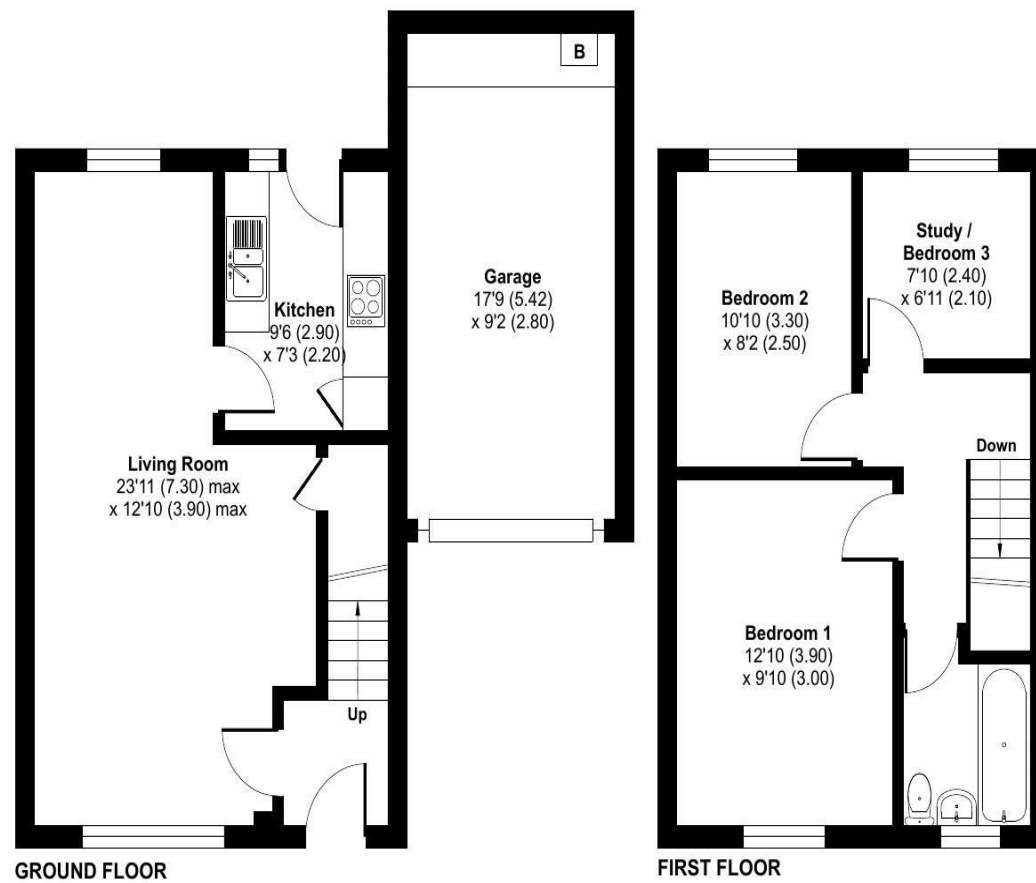


Approximate Area = 746 sq ft / 69.3 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 909 sq ft / 84.4 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). © nchecon 2024. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1194114

Wilkie May & Tuckwood are pleased to bring this modern three bedroom semi detached house to the market on the Hollingarth Way residential estate situated in the heart of the village of Hemyock within the Blackdown Hills.

Sitting on a generous level corner plot and offering potential to extend (subject to the necessary consents) and now offering three bedrooms, a garage and driveway parking. The well maintained and neutrally decorated accommodation, which is arranged over two floors briefly comprises a storm porch leading into a hallway with stairs rising to the first floor. The sitting/dining room expands the length of the property and is generous in size with two distinct areas allowing for everyday furnishings, this room enjoys views over an open park with a central oak tree offering a pleasing outlook, furthermore there is a useful cupboard under the stairs. The kitchen benefits from a range of matching wall and base units and contrasting worktops along with an integrated Neff fridge/freezer and double oven with inset ceramic hob with extractor over, space for a washing machine and complemented by tiled flooring and tiled splashbacks.

To the first floor there are three bedrooms; two of which are doubles and a single all serviced by the fully tiled modern family bathroom offering a three-piece white suite with an electric shower over the bath.

Externally the property sits on a corner plot which is complemented by a lawn frontage with driveway parking leading to an attached single garage which is connected to power and lighting. Pedestrian side gated access leads to the rear garden which is level and fully enclosed and predominately laid to lawn with interspersed mature planting.

Benefiting from oil fired central heating and uPVC double glazing this home is perfectly placed within the community and also has close road and rail networks for those choosing to commute.



- Popular residential estate
- Close to village amenities
- Uffculme School catchment
- Garage and driveway parking
- Overlooking open park
- Potential to extend

