



Location: Hemyock provides a wide range of amenities to include shops, post office, public house, church and junior school, and sits within the sought after Uffculme School catchment area. There are host of leisure facilities in and around the village and a wide variety of social clubs and associations. The market town of Wellington lies approximately 5 miles distant with a wider range of independently run shops and larger national stores to include the well renowned Waitrose, with the M5 accessible at Junction 26 within 4 miles of Hemyock. The mainline railway can easily be joined at Taunton or Tiverton Parkway station.

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 village passing the Spar shop on the right hand side, follow the road up through the village and bearing around to your right at the top of the village, after 100 yards take the left turning onto High Street, follow this road for a short distance the property can be found on the left hand side, indicated by our 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, telephone

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

Property Location: [w3w.co///zoom.chop.amending](https://www.zoom.chop.amending)

Council Tax Band: D

Construction: Brick and block

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: 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. 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.

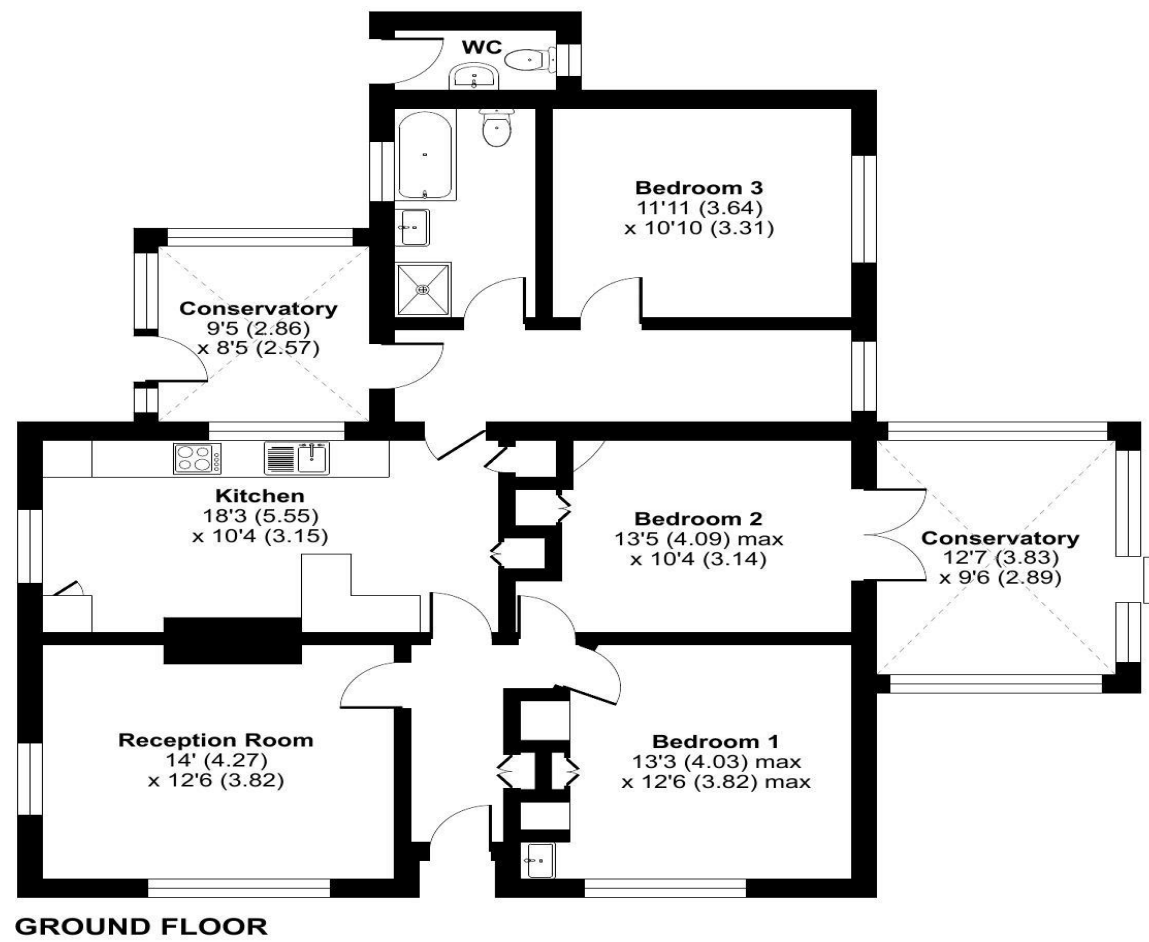
High Street, Hemyock, Cullompton, EX15

Approximate Area = 1301 sq ft / 120.8 sq m

WC = 21 sq ft / 1.9 sq m

Total = 1322 sq ft / 122.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1221095

Set in a slightly elevated position with a westerly aspect, this detached bungalow is now in need of refurbishment however it would create a lovely spacious home, large enough for families or even as a fine retirement property.

With huge scope for alteration or extension including the possibility of a roof remodel to create a chalet style house (subject to the grant of necessary permissions) the property offers great potential with the additional benefit of a large mostly level garden and parking for several vehicles.

There are two steps leading to the front door which opens into the entrance hallway, with doors leading to the main reception room which serves as a sitting room / dining room with an open fireplace. There is a generous kitchen fitted with a range of units and in turn leading to an inner hall which provides access to a small conservatory, ideal to be used as a boot room. The sleeping accommodation comprises of three double bedrooms serviced by the family bathroom which is fitted with a four piece suite with bath and additional shower unit. The accommodation is completed by a larger conservatory accessed off bedroom two and perfectly placed to enjoy the outlook to the garden.

The garden itself is a delight, arranged principally to the front and side of the bungalow, though as it is elevated from High Street it offers privacy, with fine lawns and flower and shrub borders.



- Complete refurbishment project
- Village location
- Large Garden
- Elevated position
- Parking for a number of cars
- Uffculme school catchment
- No onward chain

