

DIRECTIONS: From Wellington proceed along Pyles Thorne Road towards the Wellington bypass. Go straight across the junction into Ford Street and continue for approximately 2 miles to the crossroads. Turn right and continue for approximately ½ a mile turning left signposted Hemyock. Continue through the village of Hemyock turning left at the Post Office into Culm Bridge Road. Continue along for approximately 200 yards turning into 'Prowses' and continue a short distance and take the next right where the property can be found on the left-hand side.

LOCATION:

Prowses is situated in this popular cul-de-sac on the outskirts of the picturesque village of Hemyock on the banks of the River Culm. Hemyock lies amid the beautiful rolling countryside of the Blackdown Hills on the Devon/Somerset border in a region recognised as an Area of Outstanding Natural Beauty. The village is the largest in the Blackdown Hills and has a rich and varied history dating back to pre-historic times. A strong tradition of local farming culminated in a group of local farmers starting the first mechanically operated butter factory in the west of England. The Cadbury family famous for their quality chocolate also originated from Hemyock. The remains of the 12th century Hemyock Castle can be seen in the village, having been beautifully preserved alongside the magnificent St Marys Church. The village has an excellent range of local amenities to include, village school, medical facilities, village store, post office, parish hall, playing fields and popular local inn. The M5 motorway can be joined at Junction 26.

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

Property Location: w3w.co//locals.glimmers.merchant

Council Tax Band: D

Construction: Traditional cavity with a brick outer leaf 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: 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 particularly 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.

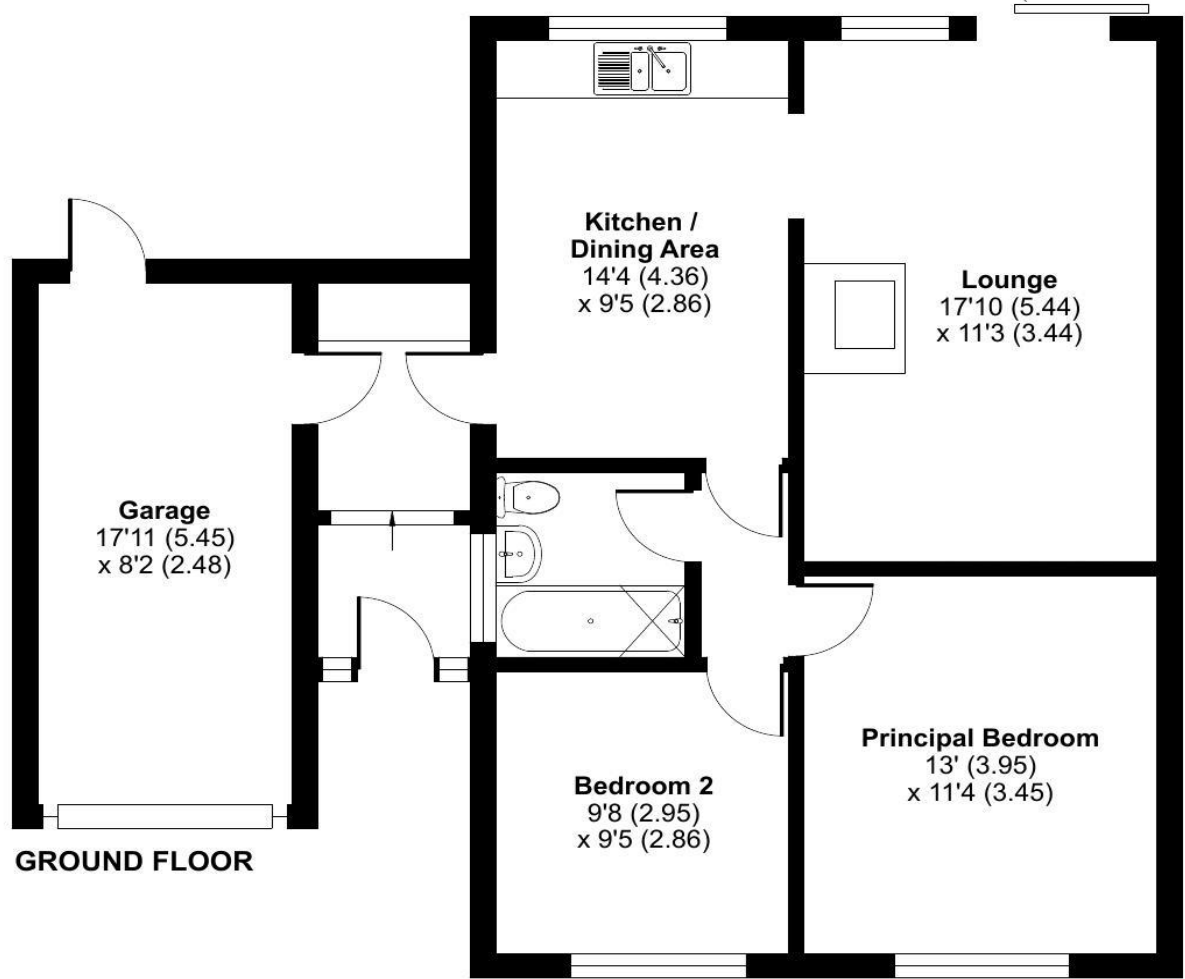
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

4. 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.

Prowses, Hemyock, Cullompton, EX15

Approximate Area = 736 sq ft / 68.3 sq m
Garage = 145 sq ft / 13.4 sq m
Total = 881 sq ft / 81.7 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). © nichecom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1261857

Having undergone numerous updates by the current homeowners, this well presented two bedroom linked detached bungalow sits on a generous plot and benefits from oil fired central heating, garage, driveway parking and a landscaped southerly facing garden.

The well-proportioned accommodation on offer briefly comprises an entrance porch with newly fitted uPVC door leading, via a step, into a generous hallway with access to all principal rooms. The lounge is positioned to the rear of the property and enjoys a log burner sat on a stone hearth creating a real focal point to the room. This room is further enhanced by pine flooring and large patio doors cleverly positioned to take advantage of views over the rear garden. An archway leads into the kitchen which offers a range of wall and base units with ample space for everyday kitchen appliances and features a large window overlooking the pretty rear garden.

The sleeping accommodation is positioned away from the living space and offers two double bedrooms both of which are served by the fully tiled family bathroom which benefits from a white three-piece suite with shower over the bath and complemented by a heated towel rail. The property benefits from a very substantial boarded loft storage area (measuring 21ft by 13.5ft), accessed by a convenient drop-down step ladder. The loft area also has two electric power points and LED lighting.

Externally, the property benefits from a pleasant approach and sits within a similar mixture of two and three bedroom bungalows. The front gardens are fully enclosed by a mature beech hedgerow which also gives an element of privacy. A block paviour driveway provides parking for one vehicle leading to an attached single garage which is connected to power and lighting and benefits from an electric roll-up door along with plenty of useful shelving and a personnel door to the rear garden. Side gated access leads to the fully enclosed southerly facing rear terraced garden which enjoys a sunny aspect and an area of patio perfect for morning coffee. Steps lead to a further area of garden which also offers a useful shed along with an array of mature planting. Furthermore, there is a covered area off the rear of the bungalow which is currently used for storage and doubles up as a handy utility area providing plumbing for a washing machine. This area also houses the oil-fired



- Linked detached bungalow
- Cul de sac position
- Village location
- Close to local amenities and bus routes
- Oil fired central heating
- Numerous updates by current homeowners

