



### 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 , telephone.

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

**Property Location:** [w3w.co//hers.handicaps.reapply](http://w3w.co//hers.handicaps.reapply)

**Council Tax Band: E**

**Construction:** Traditional cavity construction with brick outer leaf under a tiled 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. 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.

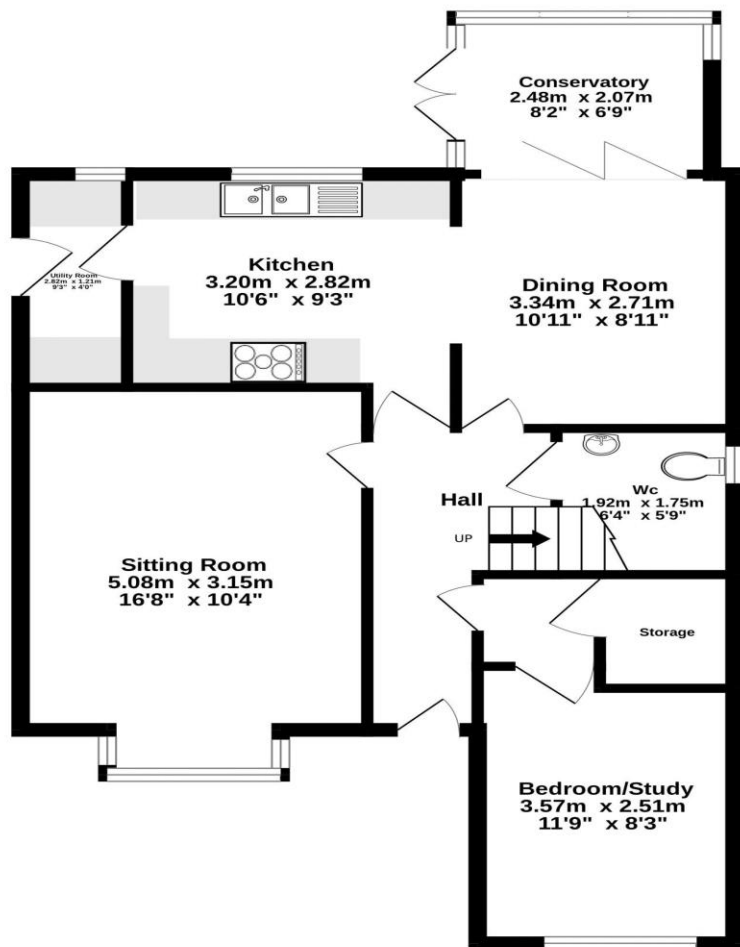
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

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.

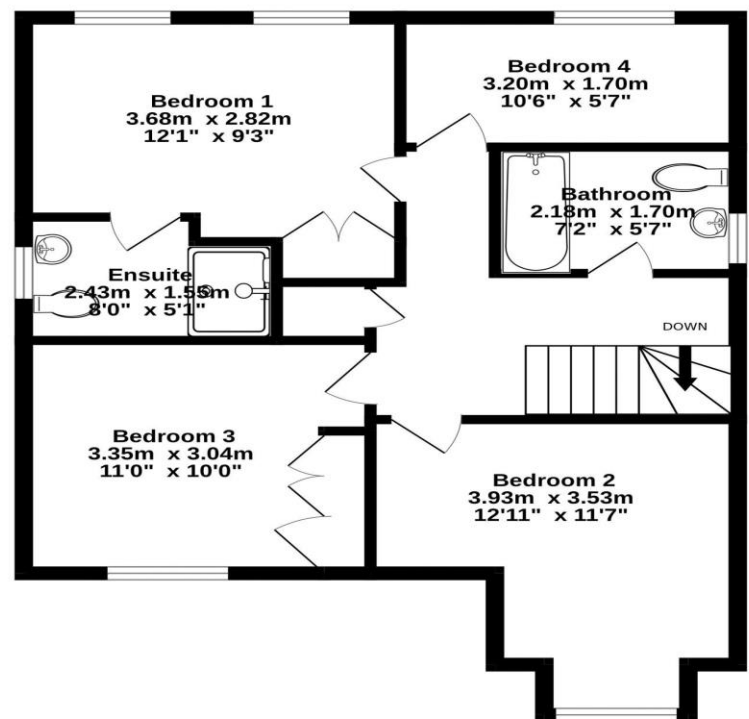
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information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



**Ground Floor**  
63.8 sq.m. (686 sq.ft.) approx.



**1st Floor**  
54.4 sq.m. (586 sq.ft.) approx.



**TOTAL FLOOR AREA : 118.2 sq.m. (1272 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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27 Logan Way is a four bedroom detached house situated on a popular modern estate on the peripheries of the village of Hemmyock. Owned by the current homeowners from new, the property has undergone a modernisation and updating scheme including converting the integral garage into a further reception room, along with new kitchen, utility, ensuite and family bathroom 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 hallway with access to all principal rooms along with stairs rising to the first floor. The main sitting room overlooks the front aspect and enjoys a large walk in bay window which offers open views over the park and floods the room with natural light. Furthermore, this room benefits from a space for a gas fire with surround creating a real focal point to the room. The kitchen/dining room, which is clearly the social hub to the home, expands the width of the house and is positioned to the rear and offers a modern and comprehensive range of base units with contrasting Quartz worktops and upstands along with tiled splashbacks. The kitchen offers an integrated AEG dishwasher and fridge along with space for an oven with Rangemaster extractor above, this room is further enhanced by a Belfast sink and wine rack and enjoys views over the garden via the large picture window. A door leads into the adjoining utility room which gives access to the rear garden and offers additional storage and space for further kitchen appliances. An archway from the kitchen blends into the dining room which provides ample space for everyday dining furniture and offers bi-folding doors that lead directly into the conservatory. The generous study, which could be used for a multitude of purposes also enjoys views over the front aspect and doubles up as a guest bedroom if required, there is also a small lobby area and a useful utility cupboard with an array of shelving perfect for storing everyday essentials. Completing the ground floor is a useful cloakroom.

To the first floor there are three double bedrooms and a single. The master offers a part tiled modern en-suite complete with a double walk in shower whilst the family bathroom serves the remaining bedrooms and provides a modern three piece white suite with drench shower over the bath. 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 with side gated access to the rear garden which 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 a raised lawn area. Presented in excellent decorative order throughout and benefiting from uPVC double glazing and LPG gas central heating, the property offers an excellent family home or relocating opportunity.



- Four bedroom detached house
- Popular modern estate
- Three reception rooms
- Uffculme School catchment
- Close to village amenities
- Contemporary interior
- Fully modernised