



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 at the top of the estate 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//mensware.crowned.aims

Council Tax Band: D

Construction: Traditional cavity construction with brick outer leaf under a slate 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

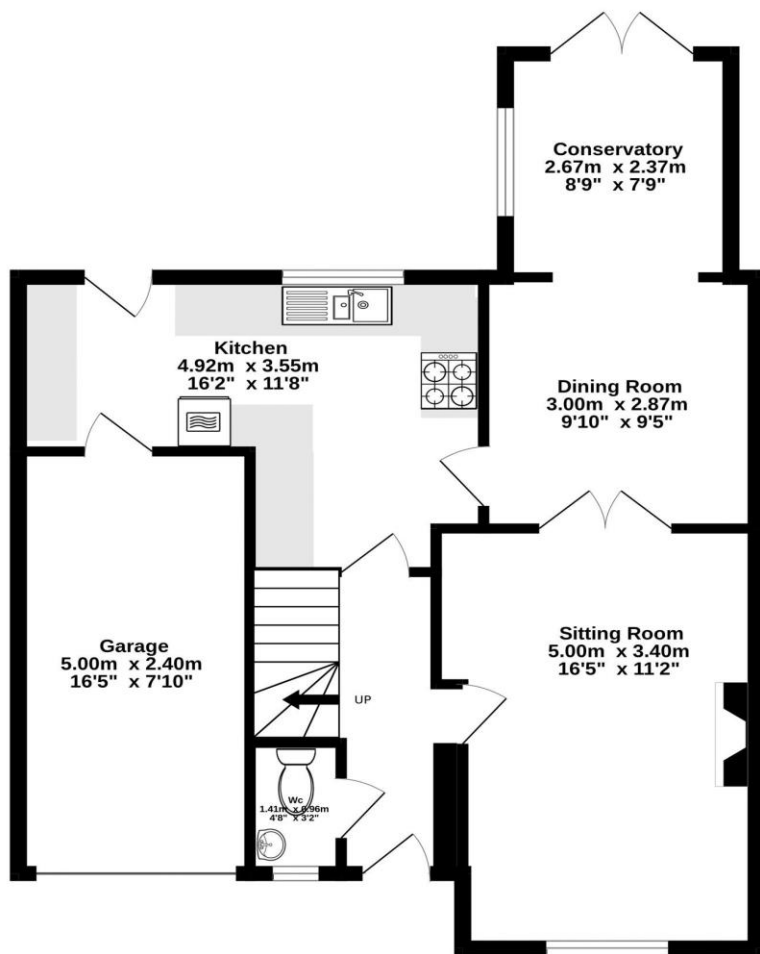
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER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

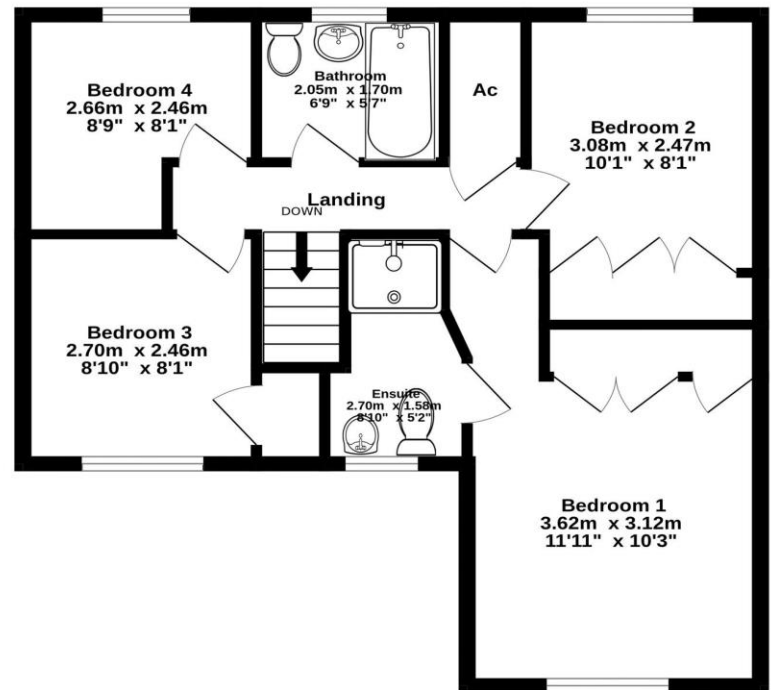
4. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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
63.6 sq.m. (685 sq.ft.) approx.



1st Floor
49.8 sq.m. (536 sq.ft.) approx.



TOTAL FLOOR AREA : 113.4 sq.m. (1221 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.
Made with Metropix ©2023

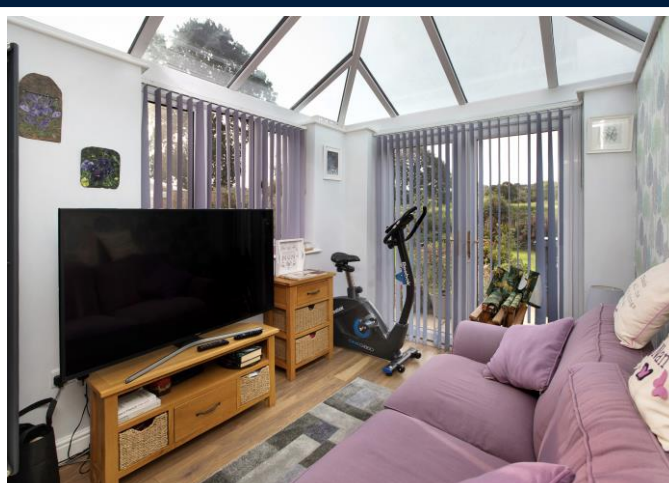
**Wilkie May
& Tuckwood**

15 Logan Way is a four bedroom detached house situated on a popular modern estate on the peripheries of the village of Hemyock with the added benefit of open countryside views to the rear along with an integral garage, driveway, modern kitchen, bathroom and with the additional of an Orangery. This is a loving and well cared for property providing an excellent opportunity for an incoming buyer to be able to move straight in.

The well-balanced accommodation which is arranged over two floors briefly comprises a uPVC front door leading into a 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 window allowing plenty of natural light into the room, furthermore there is a log burner providing a real focal point to the room. Double doors cleverly blend into the spacious dining room which provides plenty of space for furnishings. The Orangery extension offers additional entertaining space and has been designed to enjoy views over the rear garden. The contemporary kitchen comprises a comprehensive range of matching white high gloss wall and base units with tiled splashback and contrasting worktops along with an integrated dishwasher, fridge/freezer and eye level double Hotpoint oven with additional space for a washing machine and tumble dryer. A door leads into the integral garage which has an up and over door and is connected to power.

To the first floor there are four bedrooms; three with built in cupboards. The master benefits from being particularly spacious and offers an ensuite whilst the remaining bedrooms are serviced by the fully tiled modern family bathroom offering a three-piece white suite along with a useful vanity unit.

Externally, the property enjoys a pleasant approach and sits within a similar mixture of three and four bedroom properties. There is driveway parking for three vehicles leading to the integral garage and the fully enclosed level southerly facing rear garden enjoys an area of patio and is predominately laid to lawn with the main feature being the delightful countryside views along with an abundance of wildlife that is currently enjoyed by the current homeowners. 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.



- Countryside views to the rear
- Cul de sac position
- Quiet location
- Uffculme School catchment
- Lovely Orangery
- Four bedrooms