



**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 and as you proceed into the development taking the second right into the Lower Greenfield site where the property will be found further along on the right hand side.

As with many new developments there is a charge for the maintenance of the green areas to include landscaping of the play area and administration fees which we understand to be £270 per annum approximately. (Blenheim Lower Greenfield Management Co. Ltd

#### 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, ground source heat pump.

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

**Property Location:** [w3w.co/hoops.forgiving.tiredness](https://www.w3w.co/hoops.forgiving.tiredness)

**Council Tax Band:** D

**Construction:** Traditional cavity construction with a stone 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 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.

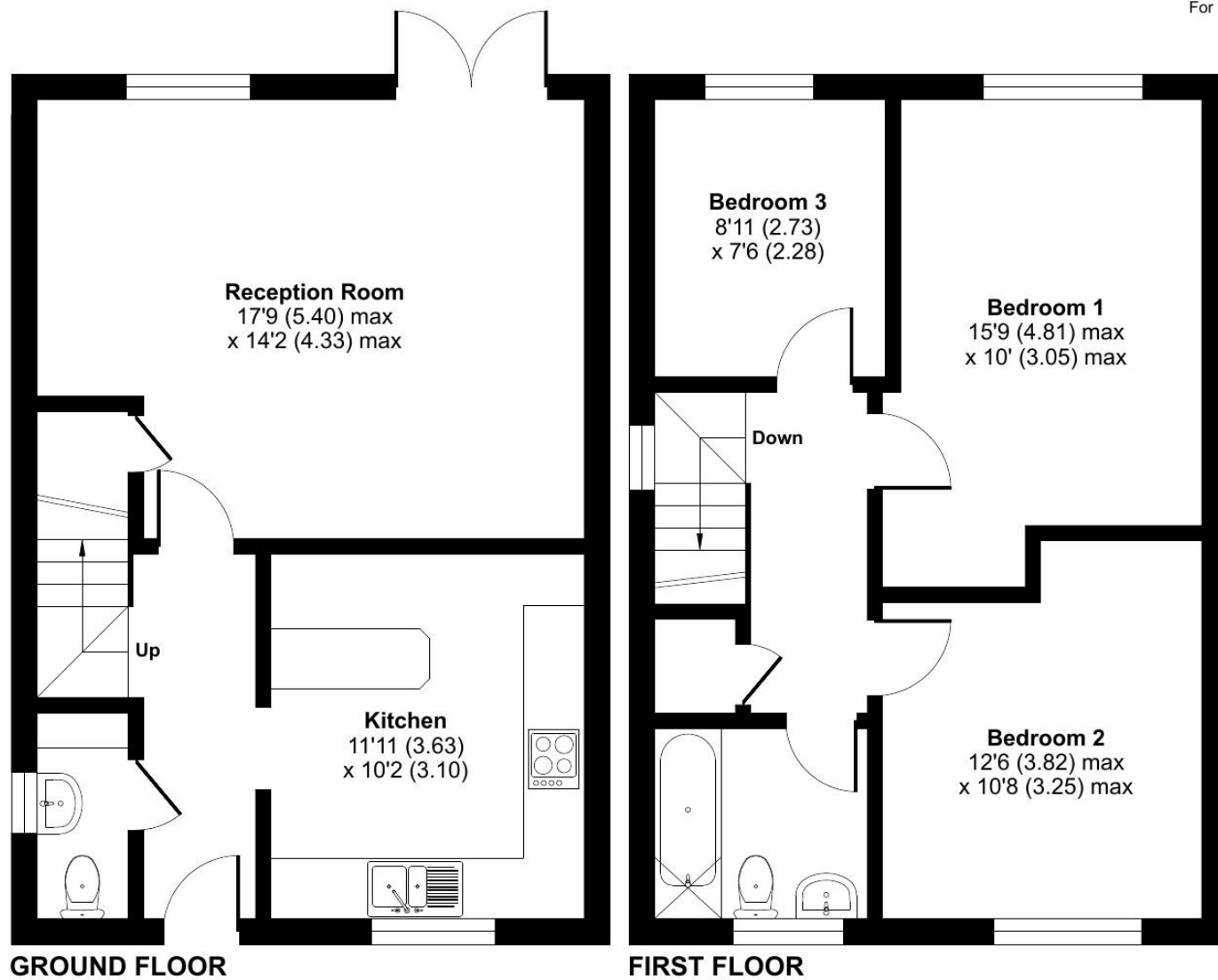
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information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



## Lower Greenfield, Hemyock, Cullompton, EX15

Approximate Area = 940 sq ft / 87.3 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). © n̄cheom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1350891

15 Lower Greenfield is a modern three bedroom detached house being offered under the Section 106 discounted property scheme, available to local residents only. Providing well balanced accommodation and positioned on the peripheries of the village of Hemyock, the property is within Uffculme School catchment area.

The accommodation on offer provides a welcoming hallway leading to all main principal rooms. The main sitting/dining room expands the width of the house to the rear and offers plenty of space for everyday furnishings and benefits from French doors leading directly out into the rear garden. The kitchen offers a comprehensive range of matching wall and base units with contrasting worktops and tiled splashbacks with plenty of space for kitchen appliances alongside a generous breakfast bar area providing ample seating. Completing the ground floor is a useful cloakroom/utility space.

To the first floor there are three bedrooms serviced by the part tiled family bathroom fitted with a modern three-piece white suite including a jacuzzi bath.

Externally, steps lead to the front door along with access to the driveway providing parking for three vehicles with side gated access to the rear west facing, level garden which is predominately laid to lawn. There is a generous area of patio carefully designed to enjoy the far-reaching uninterrupted countryside views along with a useful attached storage shed. Benefiting from uPVC double glazing and an air source heating system, the property offers an excellent family home or downsize opportunity for local residents.

For full eligibility and prioritisation for discount market homes please see the enclosed addendum or speak with a member of the team at Wilkie May & Tuckwood.



- NO ONWARD CHAIN
- Section 106 20% discounted property available to local residents, please read Agents Notes
- Three bedrooms
- Driveway parking for three vehicles
- Countryside views to the rear
- Modern and contemporary interior