



48 Station Road Hemyock, Cullompton EX15 3SE E360,000 Freehold







LOCATION:

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 the well renowned Waitrose.

DIRECTIONS:

From our Wellington town centre office turn left at the central traffic lights into South Street, heading straight over the first mini roundabout and bearing right at the second into Wellesley Park. Continue to the end, turning left onto the A38, then immediately right onto Monument Road and continue along for approximately 2 miles. At the crossroads proceed straight across following the signs to Hemyock. Continue along this road passing through Symonsburrow, dropping into the village of Hemyock via Penn Cross Hill. Proceed through Station Road and before passing the Spar convenience store 48 Station Road can be found on the left-hand side.

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//subplot.listen.painting

Council Tax Band: D

Construction: Traditional cavity construction with external render with brick detailing around the front door under a slate roof along with a flat roof on the extension to the rear.

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.

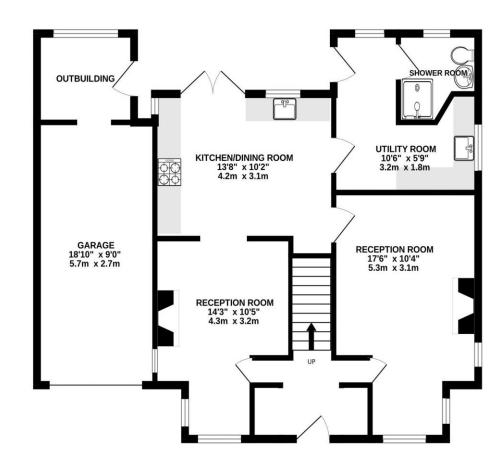
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor.

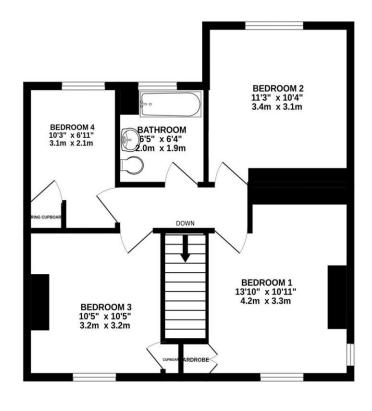
References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.











TOTAL FLOOR AREA: 1364 sq.ft. (126.7 sq.m.) 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 ©2025

48 Station Road is a generous four bedroom detached house sitting proudly on an elevated plot within the increasingly popular village of Hemyock with a garage, ample driveway parking, four bedrooms, two bathrooms and two receptions rooms.

The accommodation briefly comprises a useful entrance porch leading into a hallway with stairs rising to the first floor and access to all principle rooms. There are two well-proportioned reception rooms; one of which has a log burner whilst the main sitting room enjoys an open fire. To the rear of the property there is a spacious kitchen/dining room, which is clearly the social hub of the home along with a utility room and useful cloakroom/shower room.

To the first floor there are four bedrooms; three of which are doubles and these are served by the a part tiled family bathroom.

Externally, the property sits close to all village amenities and features driveway parking for three/four vehicles which in turns leads to an attached single garage which is connected to power and has a water supply. The gardens are predominately to the rear and are fully enclosed, level and do enjoy a high degree of privacy. There is also an opportunity to extend subject to the necessary planning consents. Benefitting from uPVC double glazing and oil-fired central heating and sitting comfortably within Uffculme School catchment area.





- Four bedroom detached house
- Elevated position
- Driveway parking
- Uffculme School catchment area
- Oil fired central heating
- Two bathrooms and two receptions
- Generous family home



