



**Martins Lea Hemyock Road, Culmstock, Devon EX15 3JB**  
**Asking Price £365,000**

**Welden**  
**Edwards**  
*Supporting your every move*

# *Offered to the market with no onward chain is this fantastic three bedroom detached bungalow.*

## **Description**

This charming detached bungalow boasts a bright and spacious lounge, providing a welcoming atmosphere for relaxation and entertainment. The kitchen is equipped with an extensive range of wall and base units, featuring an oil-fired Rayburn along with a fitted electric oven and ceramic hob, ensuring both functionality and style.

The property includes three well-appointed bedrooms: two generously sized doubles and a lovely single, perfect for family or guests. The modern bathroom is equipped with a bathtub, complemented by an electric shower overhead, a WC, and a hand basin for added convenience.

Additionally, the bungalow comes with a garage that includes a large workshop/store at the rear, offering plenty of space for hobbies or storage needs. The rear garden features a raised lawn area and a quaint small patio, ideal for outdoor relaxation and enjoyment. The front garden is equally impressive, generously laid to lawn with beautiful views of rolling hills. There is also ample driveway parking.

This property features electric storage heating, with the Rayburn efficiently supplying hot water, complemented by an electric immersion heater for summertime use.

## **Council Tax, Services & Tenure**

Freehold

Mains Electric & Drainage

Council Tax Band - D

Ofcom Broadband Speeds: Superfast 80 Mbps

Ofcom Mobile Signal: Vodafone & EE Likely - O2 & Three - Limited

## **Sales Enquiries**

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

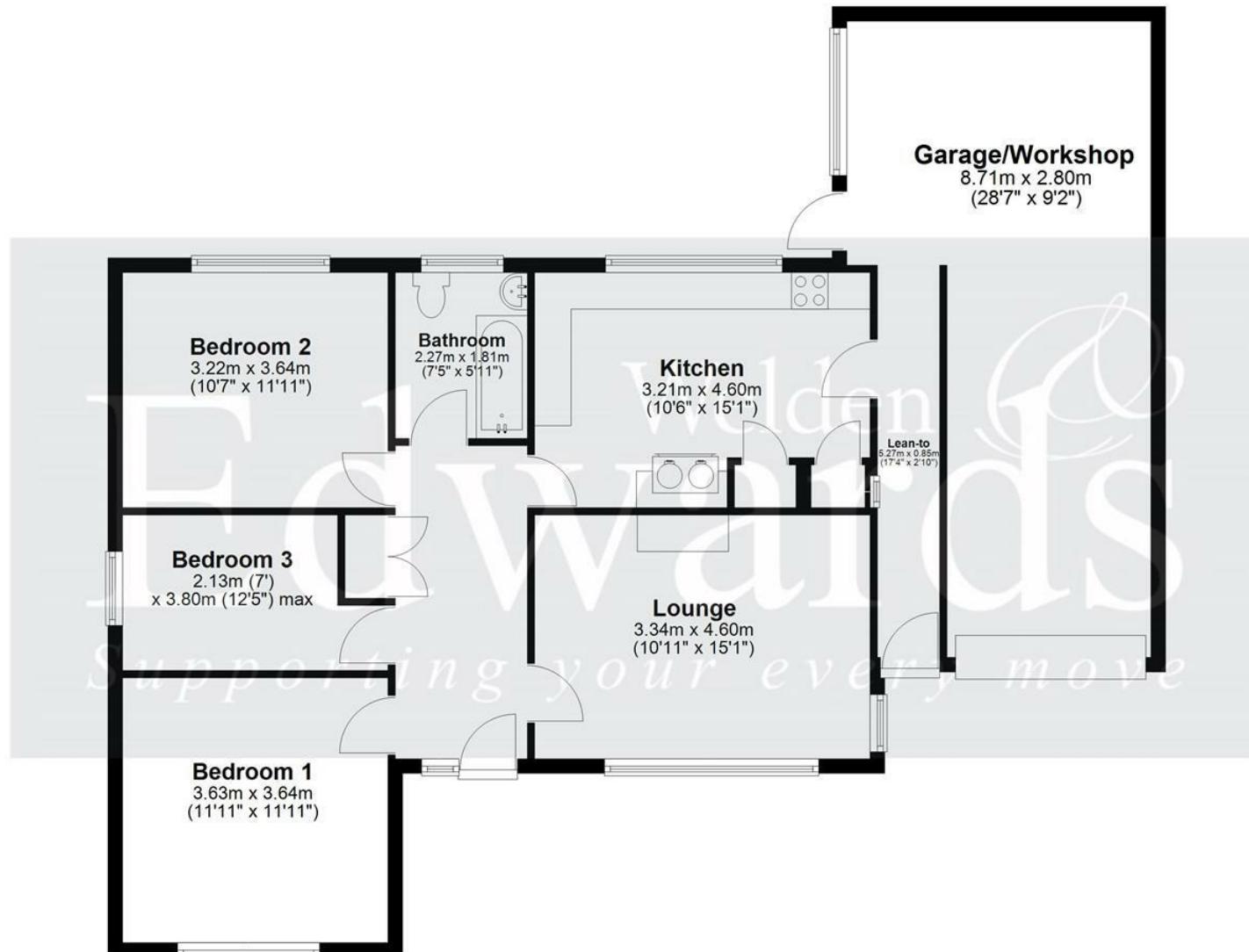
## **Disclaimer**

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



## Ground Floor

Approx. 112.0 sq. metres (1205.2 sq. feet)



This plan is for guidance only and is not to be relied upon.

Measurements are approximate.

Plan produced using PlanUp.

## Energy Efficiency Rating

