



**Hollingarh Way, Hemyock Cullompton EX15 3XB**

**welcome to**

## **Hollingarth Way, Hemyock Cullompton**

This nicely present semi detached bungalow offers two bedrooms, spacious lounge, modern kitchen and bathroom, conservatory, driveway and garage. NO ONWARD CHAIN.

### **Description**

This beautifully updated two-bedroom semi Detached bungalow. The modern kitchen features a breakfast bar which leads into a bright conservatory. there is a spacious lounge. There are two bedrooms and a family bathroom which is sleek and contemporary. To the front of property, the garden is laid to lawn, to the rear of the property is a patio area and lawn with some outside storage.

The property benefits from a garage and a large driveway, providing ample parking space. With no onward chain, this is a fantastic opportunity for those seeking a move-in ready home.

### **Entrance Hall**

UPVC door to the front, door to the lounge.

### **Lounge**

10' 6" x 18' Max ( 3.20m x 5.49m Max )

Double glazed window. Door to kitchen, radiator.

### **Kitchen**

11' x 9' 5" ( 3.35m x 2.87m )

The kitchen has a range of wall and base units with work surfaces over, sink and drainer, electric oven and extractor fan, breakfast bar, space for fridge/freezer and washing machine, spotlights.

### **Hallway**

Storage cupboard, doors to all rooms, loft access.



**Bedroom One**

9' 10" x 10' 11" ( 3.00m x 3.33m )

Double glazed window to rear. Built in cupboard, radiator.

**Bedroom Two**

10' 3" x 8' 9" ( 3.12m x 2.67m )

Double glazed window to front. Radiator.

**Bathroom**

Double glazed window to side. Wash hand basin, WC, bath with shower over.

**Front Garden**

The front garden is laid to mainly to lawn.

**Rear Garden**

To the rear of the property is a patio area lawn and flower beds.

**Garage**

Off road parking for two cars

**Parking**

There is off road parking for two cars in front of the garage.

**Services**

Mains electric, water and drainage

Council Tax Band C

**Location**

Hemyock is located in an area of outstanding natural of beauty and is the largest village on the Blackdown Hills. There is an active community with many groups and societies. There is a range of amenities including, a pubic house The Catherine Wheel. GP surgery, post office, shop and petrol station. There is also a primary school and vets surgery. There is also a parish hall and two churches. Hemyock is ideally positioned for access both to the M5 and the A303/A38 and is about 10 miles north of the market town of Honiton which has a good range of shops and main line rail link to London Waterloo. Express trains to London Paddington can be found at Tiverton Parkway which is approximately 15 miles away, the town of town is approx. 15 miles away. Also close by is Wellington which is 5 miles south of Wellington.

**Office Hours**

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



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## Hollingarth Way, Hemyock Cullompton

- Semi Detached Bungalow
- Two Bedrooms
- Lounge
- Modern Kitchen
- Morden Bathroom

Tenure: Freehold EPC Rating: D

guide price

**£270,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.localagent.com](http://www.localagent.com)

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