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38 Station Road



38, Station Road, Hemyock, Devon EX15 3SE



Exeter 26 miles - Taunton 10 miles -  
Wellington 5 miles - M5/J26 5 miles

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**A well appointed property  
located in a popular village  
location.**

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- Beautifully Presented
- 3 Bedroom Family Home with Potential to Extend (STP)
- Newly Fitted Kitchen/Dining Room
- Uffculme School Catchment
- Modern Bathroom
- Sitting Room with Log Burner
- Lovely Garden & Parking (potential to create further parking STC)
- Popular Village Location
- Freehold
- Council Tax: C

**Guide Price £290,000**

#### **SITUATION**

The property is situated in the centre of the pretty village of Hemyock, nestled at the foot of the Blackdown Hills. This area is designated as an Area of Outstanding Natural Beauty. Hemyock provides a good range of local services including a health centre, primary school, nearby sought after secondary school, Churches and public house. Approximately 15 minutes drive is the larger market town of Wellington with access to the M5 at Junction 26 and a further range of facilities. The nearest railway station is at Tiverton Parkway, approximately 7 miles distance, with its mainline link to London Paddington. The County town of Taunton provides a further mainline railway link and an extensive range of shopping and educational facilities. The market towns of Cullompton and Honiton are both within 20 minutes drive.

#### **DESCRIPTION**

This is a substantial three bedroom 1930's family house, set in the heart of this popular village. Our vendor has lovingly improved the house and decorated throughout in neutral appealing tones, now resulting in a lovely family home which is ready to move straight into. The property comprises Entrance Porch, Hallway, Sitting Room, Kitchen/Dining Room, Utility and Conservatory on the ground floor. To the first floor are two Double Bedrooms, one Single Bedroom and Bathroom. Outside are a front Garden, off road Parking and pretty back Garden. uPVC windows and oil fired central heating. There is potential to extend this property subject to the necessary consents.

#### **ACCOMMODATION**

Door into Entrance Porch, a handy space for boots and coats. Front door into Hallway, stairs to first floor, window to side, doors to Kitchen and Living Room. Under stair storage cupboard. The Living Room is calm and welcoming, with large bay window to the front aspect. The focal point being a beautiful cream coloured woodburning stove set in a brick fireplace with marble hearth and oak mantle over. The newly fitted Kitchen is super, vast amounts of storage taking advantage of the high ceilings, space for a dining table, colourful lino floor, range of white base and wall units, sink and drainer under window to rear aspect. Inset electric oven with hob and extractor. Opening into handy Utility room, with ample space and plumbing for laundry appliances and dishwasher. Ample work surfaces and drying space, cupboard. Door to Conservatory presently used for art and sewing, this would make a great home office space, as it has recently been improved and insulated to create a room which can be used all year round.

On the first floor are three bedrooms, two doubles and a single, family bathroom with modern white suite, with WC, basin with vanity unit, panelled bath with shower over and towel rail.

#### **OUTSIDE**

To the rear is a pretty garden predominantly laid to lawn with established shrub borders, there is an area for al fresco dining under a pergola. Timber garden shed. Oil tank. To the side is pedestrian access linking the front and back of the house, with ample space for bin and log storage. The level front garden is a delight, again mainly laid to lawn and abundant in mature trees, shrubs, a wildlife pond and pretty flower borders. Rose arbour. A gravelled area is the perfect spot to dine and enjoy the evening sun. To the front of the house is a parking/pull in for one car and gated steps up to the property. There could be the potential to create further parking subject to the necessary consents.

#### **SERVICES**

Oil fired heating, mains electricity, water and drainage. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage available inside & outside with EE, O2, Three and Vodafone (Ofcom).

#### **VIEWINGS**

Strictly by appointment please with the vendors agents, Stags of Wellington

#### **DIRECTIONS**

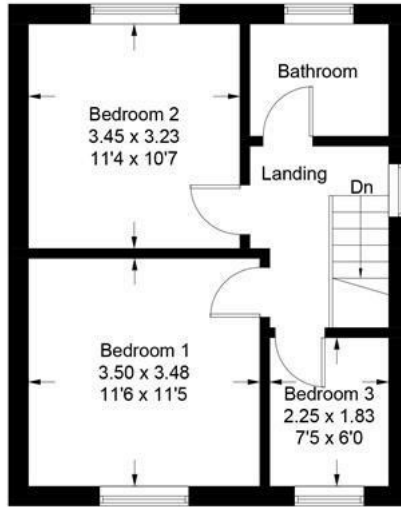
From the Wellington bypass (A38 ringroad), head South up Monument Road and at the top of the hill/crossroads (by the monument), continue straight across signposted Hemyock. Drop down into the village where you will see the Spar shop on your right; our property will be seen here on the left.



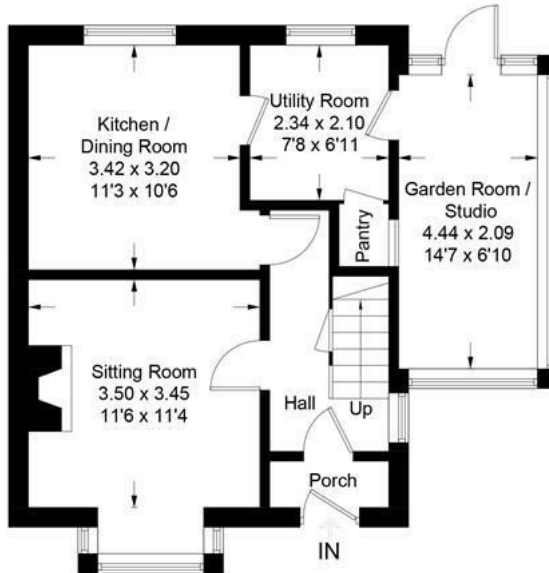




Approximate Gross Internal Area = 82.7 sq m / 891 sq ft



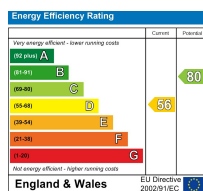
**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID986488)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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