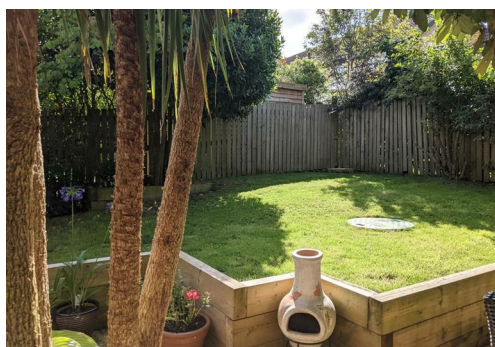




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27 Logan Way

27, Logan Way, Hemyock, Cullompton, Devon EX15 3RD



M5 (J26) Wellington 5.3 miles | Taunton  
10.9 miles | Exeter 25 miles

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## An attractive 4 bedroomed family home in the sought after village of Hemyock.

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- Four Bedrooms
- Master En Suite & Family Bathroom
- Sitting Room & Further Reception room
- Kitchen & Dining Room
- Conservatory
- Utility & Cloakroom
- Front & Rear Garden
- Uffculme Catchment
- Freehold
- Council Tax E

Guide Price £395,000

### SITUATION

27 Logan Way is situated in the village of Hemyock within the Blackdown Hills, which are designated an Area of Outstanding Natural Beauty. Hemyock provides a good range of local services including a health centre, pre and primary school, nearby secondary school (Uffculme), Churches, public house, 2 village stores and Post Office. Approximately 15 minutes drive is the larger market town of Wellington with M5 motorway junction and an extensive range of shopping and educational facilities. The market towns of Cullompton and Honiton are both within about a 20 minute drive.

### DESCRIPTION

A four bedroom detached house located in this popular village of Hemyok. The property has had just one owner from new, proving what a super location and home this is. Our vendors have tastefully and considerably refurbished this lovely home in recent years to include a super new kitchen, utility, new bathrooms, plus converting the garage into a further reception room/excellent study. Outside there is parking for several cars and a pretty rear garden. Internal inspection recommended.

### ACCOMMODATION

Part glazed front door to entrance hall with stairs to first floor and doors to all rooms. Sitting Room, a light and airy room with feature bay window to front, with fireplace and connection for gas fire. The Kitchen/Dining Room expands the full width of the property and overlooks the garden. A well proportioned space with new Midnight Blue Magnet units, cupboards and wide pan drawers, Quartz work tops and upstands to one side and contrasting mahogany worksurfaces to the other. Tiled splash backs, with integrated AEG dishwasher and space for 900mm range cooker (neg) and Rangemaster extractor over. Double Belfast sink. Utility room with door to garden and useful space for everyday needs, space and plumbing for both washing machine and tumble drier, integrated fridge/freezer, larder cupboard and built-in microwave. Opening to Dining room, with new vertical radiator and bi fold doors to conservatory. Further door back into hallway. The Conservatory is a useful space and not only an additional reception room, but makes the garden so accessible with patio doors out under the verandah. The garage has been converted to create another Reception Room; a great study or snug with window to front. This could be used as a further bedroom if required. Complementing the

ground floor is a Cloakroom like no other - oodles of storage and plenty of bookshelves!

On the first floor the galleried landing leads to three double bedrooms and a single, all with pleasant aspects. The master benefits for a newly fitted en suite with double walk in shower with rainfall shower head and handheld attachment, wc and hand basin. The Family Bathroom has also been updated in neutral grey tones, bathtub with shower over (rainfall and handheld attachment), wc and wash hand basin.

### OUTSIDE

To the front is a tarmac drive with parking for several vehicles and gate to rear. The rear garden is westerly facing and is mainly laid to lawn and patio, with mature plants, shrubs and trees. Enclosed by fencing.

### SERVICES

Mains water, drainage and electric. LPG gas heating. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage limited inside & outside with EE (Ofcom)

### VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

### DIRECTIONS

From Wellington Bypass head south along Monument Road and at the crossroads at the top of the hill by Wellington Monument continue straight across signposted Hemyock. Drop down into the village and continue along Station Road heading up through the village. Follow the road round to the right at the top and stay on this road, passing the church, heading towards Culmstock. Passing the cemetery on the right, take the next left into Logan Way and No 27 will be seen on the right.





Approximate Gross Internal Area = 118.2 sq m / 1272 sq ft

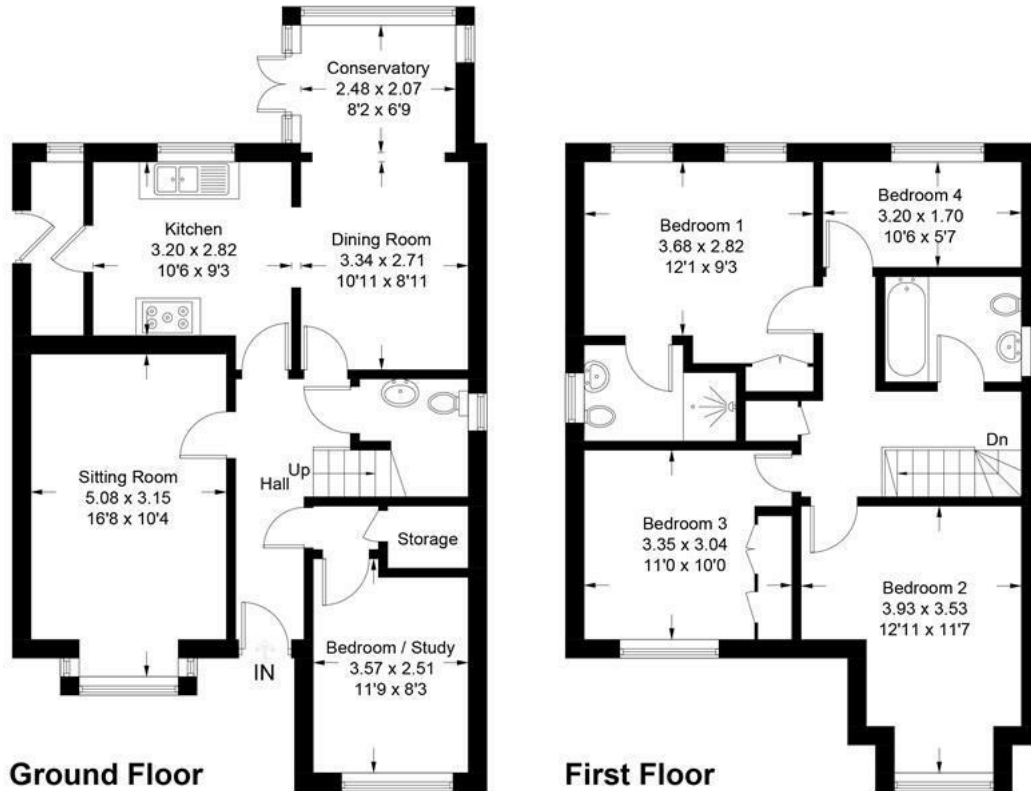
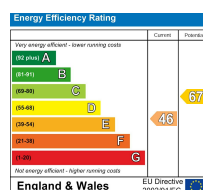


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1001089)

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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