



Perivale / Church View



Wellington/M5 (J26) 5 miles. Taunton 10.5 miles. Honiton 9.5 miles.

A 3 bed semi detached house situated in the heart of this popular village.

- 3 Bedrooms
- Bathroom & Shower Room
- Sitting/Dining Room
- Conservatory
- Mature Landscaped Gardens
- Parking for 2 Cars
- Freehold
- Council Tax Band C

Guide Price £305,000

SITUATION

Perivale is located in the popular village of Hemyock, within the Blackdown Hills, an Area of Outstanding Natural Beauty, opposite the attractive St Mary's church and is just a short walk from the village pub, doctor's surgery, Post Office with shop and village hall with recreational ground. Hemyock also benefits from a further village shop, pre and primary school (which feeds directly into the highly regarded Uffculme Secondary School) and a well equipped sports ground including tennis courts, football pitch and a Multi-Use Games Area. The thriving community is further supported by a large variety of clubs and societies providing a diverse mix of activities and interests for all. The towns of Taunton and Honiton are both around 10 miles away and offer a good range of facilities as well as mainline rail links to London.

DESCRIPTION

Perivale is a semi detached house of brick elevations under a tiled roof. The property has been updated over recent years and provides a fitted kitchen, sitting/dining room, conservatory, ground floor shower room, 3 bedrooms and a family bathroom. The property also benefits from a combi boiler and double glazing. With landscaped gardens and parking.

ACCOMMODATION

A front door leads into the entrance porch with further door to the sitting/dining room. This is a large room featuring a fireplace with a new inset electric fire, window overlooking the garden, door to under stairs cupboard and sliding doors into the conservatory with low brick walls and sliding door to garden. The kitchen comprises of shaker style wall and base units with granite effect work surfaces, inset one and a half bowl single drainer sink unit with mixer tap and a range of integrated appliances including ceramic hob, Neff double oven, Neff fridge/freezer and Neff dishwasher. There is a gas fired combi boiler, space for a washing machine and two windows overlooking the gardens. From the kitchen, a door leads to the rear hallway with door to rear garden, stairs to first floor and door to shower room which comprises a fully enclosed shower cubicle with electric shower, wash basin and WC.

Stairs lead up to the first floor landing with hatch to roof space and doors to bedrooms and bathroom. Bedroom one has a window overlooking the rear garden with far reaching views and a door leads into the family bathroom. The bathroom comprises a bath with shower attachment, WC and wash basin and a further door leads back onto the landing. Bedroom two has a built in cupboard with slatted wooden shelving and window overlooking

the church. Bedroom three has built in wardrobes along one wall and a window overlooking the church.

OUTSIDE

The property is approached over a block paved private road which leads to two parking spaces. From the parking area there are two pedestrian gates leading into the garden, one opening onto a pathway leading to the front door and the other opening into the top garden. There is an area of lawn, a path leading to a large timber shed, a variety of trees and an abundance of planted herbaceous borders. Steps lead down to the pathway surrounding the property and further to a lower area of lawn with a range of fruit trees. At the rear of the property there is a patio area and covered area, steps lead down to the rear garden which has an area gravel and raised vegetable bed. The garden is enclosed by wooden fencing panels.

VIEWINGS

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

SERVICES

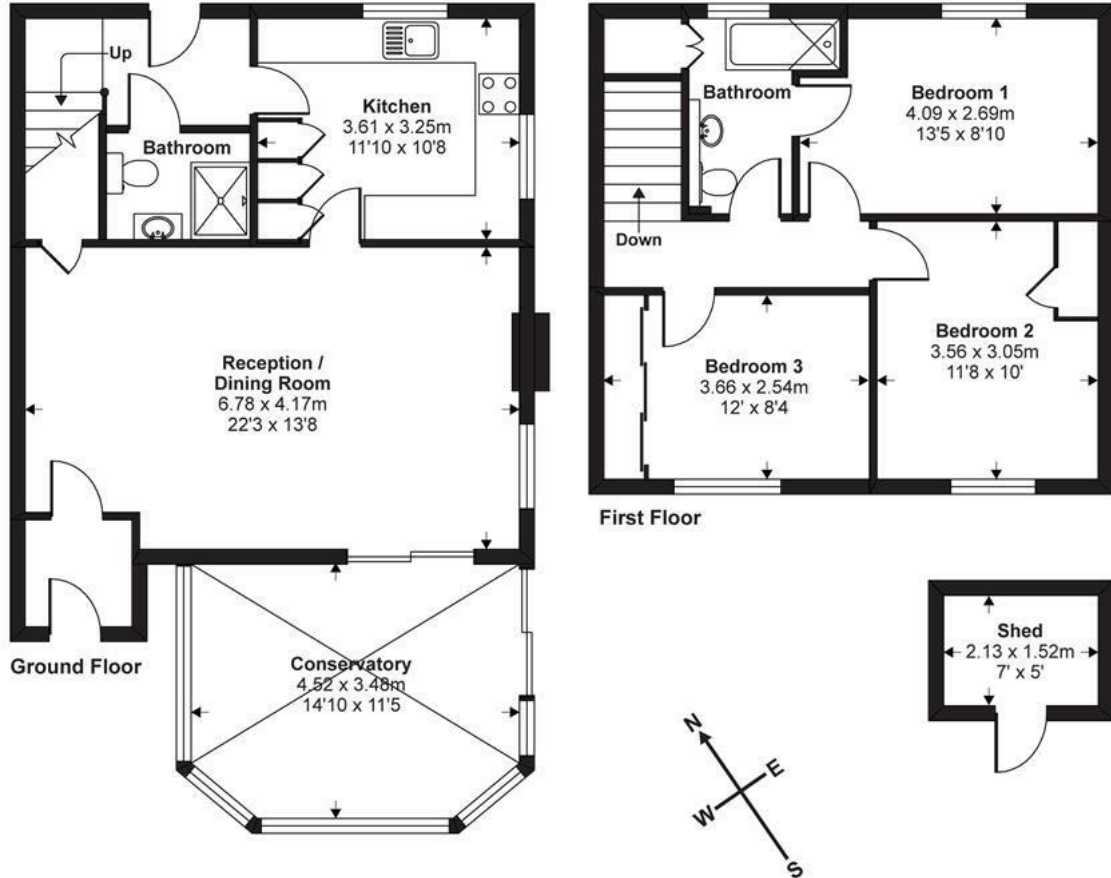
Mains water, electricity and drainage. Bottled LPG gas fired central heating. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage available inside & outside with EE, Three, O2, and Vodafone (Ofcom).

DIRECTIONS

From Junction 26 of the M5 motorway head towards Wellington at Chelston roundabout take the first exit onto the A38, signposted Exeter. After approximately 1 mile take the left hand turning onto Monument Road and continue to the top of the hill and at the staggered crossroads by Wellington Monument continue straight across, signposted Hemyock. Continue along this road down into Hemyock bearing sharp right at the far end of Station Road, past the decorative village pump bearing sharp right again onto Culmstock Road where the entrance to the private road can be found immediately after the no entry signs. Drive to the end of the private road where the parking area can be found on the right hand side.



Approx. Gross Internal Floor Area
110.6 Sq Metres 1190 Sq Ft (Excludes Shed)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

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.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(55-68) D
(55-68) D	(49-54) E	(39-48) F	(29-38) G
Net energy efficient - higher scoring coats		46	20
England & Wales		EU Directive 2002/91/EC	46

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