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12 Lower Greenfield

12, Lower Greenfield, Hemyock, Cullompton, EX15 3FP



M5 (J26) Wellington 5 miles / Taunton 10 miles

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## A modern 3 bedroom family home in a popular village location

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- Modern Detached Home
- 3 Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Garden
- Garage and Parking
- Freehold
- Council Tax Band D

Guide Price £415,000



### SITUATION

12 Lower Greenfield is situated close to the centre of the village of Hemyock situated 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, primary school, nearby secondary school (Uffculme), Churches and public house. Approximately 10 minutes drive is the larger market town of Wellington with M5 junction with a further extensive range of facilities, with the nearest railway link at Tiverton Parking approximately 7 miles distance. The county town of Taunton provides 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

An attractive modern family home in a popular village within the Uffculme school catchment comprising a sitting room, kitchen/dining room, cloakroom to the ground floor, 3 bedrooms, one with en-suite and a family bathroom, lovely west facing garden, single garage and parking with air source heating.

### ACCOMMODATION

From the front door into the entrance hall with stairs rising to the first floor and doors to all room. Cloakroom with low level WC and wash hand basin with tiled splash back. Kitchen/dining room is a dual aspect room with wall and base units, integrated oven with hob and extractor over, fridge freezer, dishwasher and washing machine, door to walk in storage cupboard and access to the garden. Sitting room with patio doors to the garden and window to the front.

To the first floor are the three bedrooms. Bedroom 1 is a double with window to the front and door to the En-suite with large shower cubicle, built in vanity unit with wash

hand basin, low level WC and towel rail. Family bathroom with panelled bath and shower over and shower screen, low level WC, wash hand basin and towel rail. Bedroom 2 is a double room with window to the front. Bedroom 3 is a single room with views to the rear.

### OUTSIDE

The property is approached by a path to the porch and front door enclosed by hedging with parking for 2 and single garage. To the rear, the garden is west facing and mainly laid to lawn with flower and shrub borders and a patio ideal for al fresco dining with views across the country side, pedestrian door to the garage and a garden storage shed.

### SERVICES

Mains drainage, electricity and water. Air source heating. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage likely inside with 02, Thee, EE and Vodafone Ofcom). There is an estate charge of £220.24 per annum.

### VIEWINGS

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

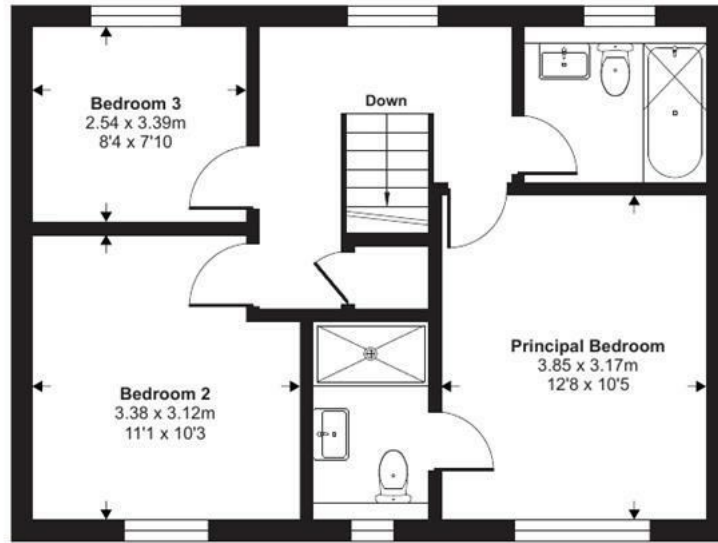
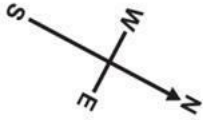
### DIRECTIONS

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 bearing right at the sharp right hand corner passing the Church into Culmbridge Road. Take the second left hand turning into Logan Way and take the second right into Coniger Close following the road into Lower Greenfield and No. 12 will be found half way up on the right hand side.

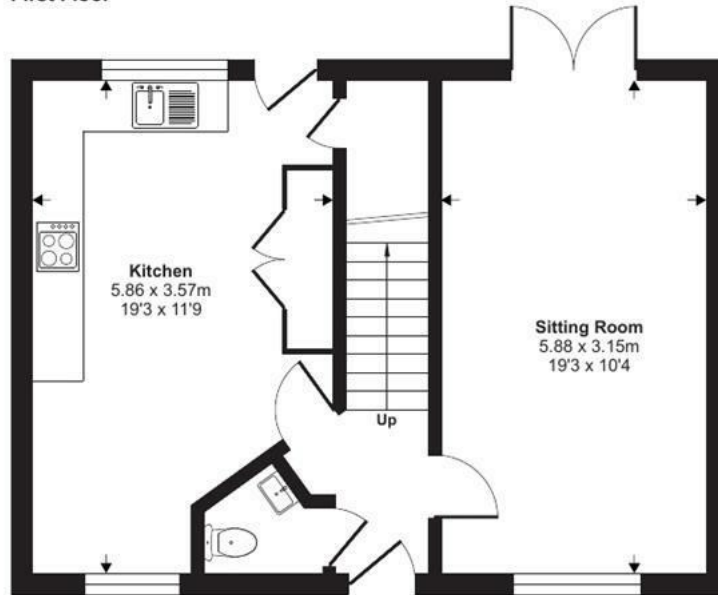


Approximate Area = 1006 sq ft / 93.4 sq m

For identification only - Not to scale



First Floor

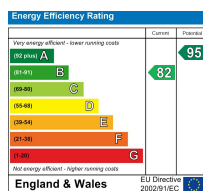


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1183817

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