



15b Station Road

15b, Station Road, Hemyock, Cullompton, EX15 3SE



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

A well appointed five double
bedroom family home located in
the heart of the popular village
of Hemyock.

- Popular Village Location
- Five Double Bedrooms
- 3 Modern Bathrooms
- Accommodation Across 3 Floors
- Uffculme School Catchment
- Spacious Sitting/Dining Room
- Conservatory
- Double Garage
- Council Tax Band E
- Freehold

Guide Price £495,000

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, churches and public house and is within the catchment for the nearby sought after Uffculme Secondary School. 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 town of Taunton, about a 25 minute drive away, also provides a further mainline railway link and an extensive range of shopping and educational facilities and the market towns of Cullompton and Honiton are both within 20 minutes drive.

DESCRIPTION

Traditionally built in 2008 by a local developer and situated at the heart of this popular Mid Devon village is this superbly presented 5 double bedroom detached family home arranged across 3 floors. Comprising, entrance hallway, cloakroom, kitchen/breakfast room, large utility room, generous lounge/diner, conservatory, five double bedrooms, 2 shower rooms and family bathroom all recently refitted. Outside the rear garden is fully enclosed and is south-west facing, there is a double garage and driveway. An internal viewing comes highly recommended to fully appreciate the generous proportions of this fantastic family home.

ACCOMMODATION

Front door into the welcoming entrance hallway with solid hard wood flooring provides access to all principle reception rooms and stairs to first floor. Door on the right to the kitchen/breakfast area with a range of with cream fronted wall and base units with wooden roll top work surfaces, tiled floor, stainless steel drainer sink, integrated eye level oven and grill, dishwasher, hob with extractor over and space for fridge/freezer. Door opposite opening into the handy utility room which is a good size also with wall and base units and roll top surface matching the kitchen with space and plumbing for laundry appliances. Also off of the hallway is an under stair storage cupboard and downstairs W.C with wash hand basin. The fantastic L-shaped lounge/diner extends across the entire width of the property, offering a wonderful open-plan space perfect for a family also with solid wood flooring and a cosy fireplace with wood burning stove. Bi-folding doors then lead to the glass-roofed conservatory, which provides a charming view of the rear garden.

On the first floor are three double bedrooms, the master bedroom is a spacious room with twin windows overlooking the front, twin built in wardrobes as well as a modern en-suite shower room comprising cubicle shower, WC and wash hand basin. Bedroom 2 and 3 can also be found on this floor, both are double rooms which enjoy an impressive view across the Blackdown Hills and are both serviced by a recently refitted central family bathroom with panel bath, shower cubicle, W/C and wash hand basin. On the landing are two large cupboards, one housing the hot water cylinder and the other having shelving perfect for storage of towels and linen.

The second floor comprises two further generous double bedrooms both with feature windows and are either side of a shower room with WC and wash hand basin sharing a landing. Both of these bedrooms have access into the eaves space which provides excellent storage.

OUTSIDE

At the front the property is framed with a wrought iron fence and short path leading to the front door. There is a side gate both sides of the property providing access into the fully enclosed pretty rear garden which has been mostly laid to lawn with a range of mature shrub borders and raised beds. The rear garden enjoys a prime south-westerly aspect, there is a side door into the double garage. A rear gate leads out onto the driveway, which can be accessed via the first right hand turning into Longmead further up Station Road. This is where you access the double garage which has an up and over door, W/C and wash hand basin and is connected with power and light.

VIEWINGS

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

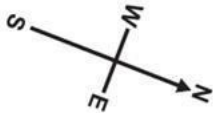
SERVICES

Oil fired heating, mains electricity, water and drainage. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage limited inside and outside with Vodafone, 02, Three and EE (Ofcom).

DIRECTIONS

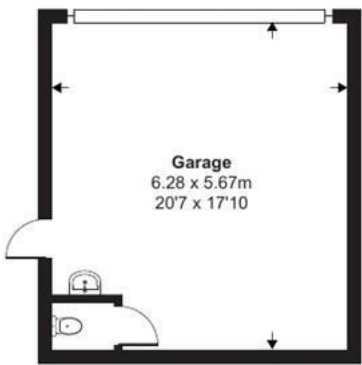
From the Wellington bypass (A38 ring road), head South up Monument Road and at the top of the hill/crossroads (by the monument), continue straight across signposted Hemyock. Upon entering the village, proceed past the Spar shop where the property can be found after a short distance on the right hand side as denoted by our For Sale board.



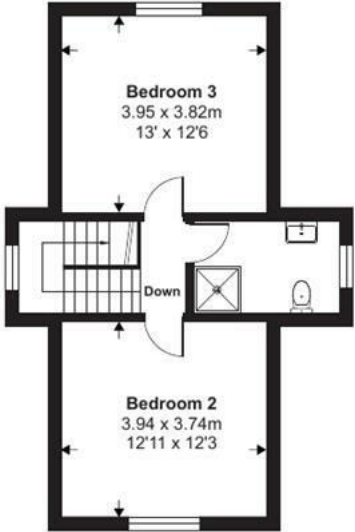


Approximate Area = 2007 sq ft / 186.4 sq m
 Garage = 383 sq ft / 35.5 sq m
 Total = 2390 sq ft / 221.9 sq m


For identification only - Not to scale



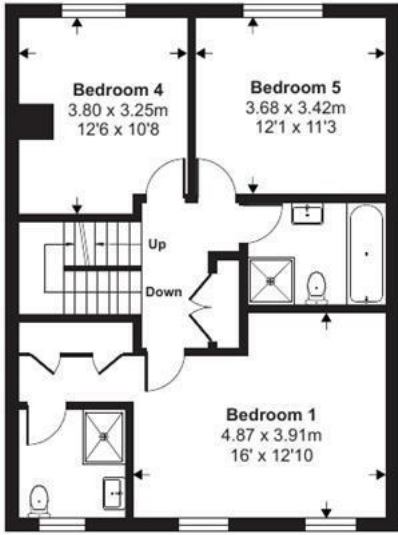
Garage
6.28 x 5.67m
20'7 x 17'10




Second Floor



Ground Floor

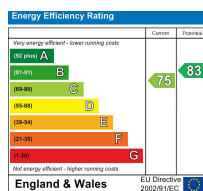


First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
 Produced for Stags. REF: 1183305

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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