



24A Station Road

24A, Station Road, Hemyock, Cullompton, EX15 3SE



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

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

- Three Bedrooms
- Bathroom & En-suite Shower Room
- Sitting room
- Kitchen/Dining Room
- Utility with W.C
- Landscaped Front & Rear Garden
- Parking For Three Vehicles
- Freehold
- Council Tax Band C

Guide Price £350,000

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

Situated at the heart of this popular mid Devon village is this well presented 3 bedroom semi detached family home. Comprising, entrance hallway, storage cupboard, kitchen/dining room, utility room and cloakroom. Two double bedrooms and a further single, en suite shower room to the master bedroom and family bathroom. Outside are landscaped gardens with parking for three cars. Internal inspection is recommended.

ACCOMMODATION

Front door into the welcoming entrance hallway with access to all principle reception rooms and stairs to first floor. Door to the kitchen/dining area with a range of matching grey fronted wall and base units with work surfaces over, inset sink unit, integrated appliances and bi fold doors to garden. There is a useful utility and adjoining cloakroom. Also off of the hallway is an under stair storage cupboard. The spacious sitting room is located at the front

of the property and benefits from a box bay window. The ground floor benefits from underfloor heating throughout.

On the first floor there are two double bedroom, with the master having an en suite shower room, and a third a single bedroom, which could be used as home office. The bathroom is fitted in a contemporary style with a white suite.

OUTSIDE

At the front the property steps lead up to a path leading to the front door and an area of lawn. To the rear of the property is a fully enclosed pretty rear garden which is tiered with two areas of patio and mainly laid to lawn. At the rear of the garden, a gate provides access to the parking for three cars.

SERVICES

Mains Electric, water & drainage. Oil heating. Eco features such as Solar panels and underfloor heating to the ground floor. This property has the benefit of superfast broadband(Ofcom). Mobile coverage limited inside and outside with Vodafone, 02, Three and EE Ofcom). Built in 2021 - 10 years NHBC.

VIEWINGS

Viewings are strictly through the vendors selling agents, Stags of Wellington.

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. Drop down into the village where you will see the Spar shop on your right; our property will be seen shortly on the left.



Approximate Gross Internal Area = 104.6 sq m / 1126 sq ft

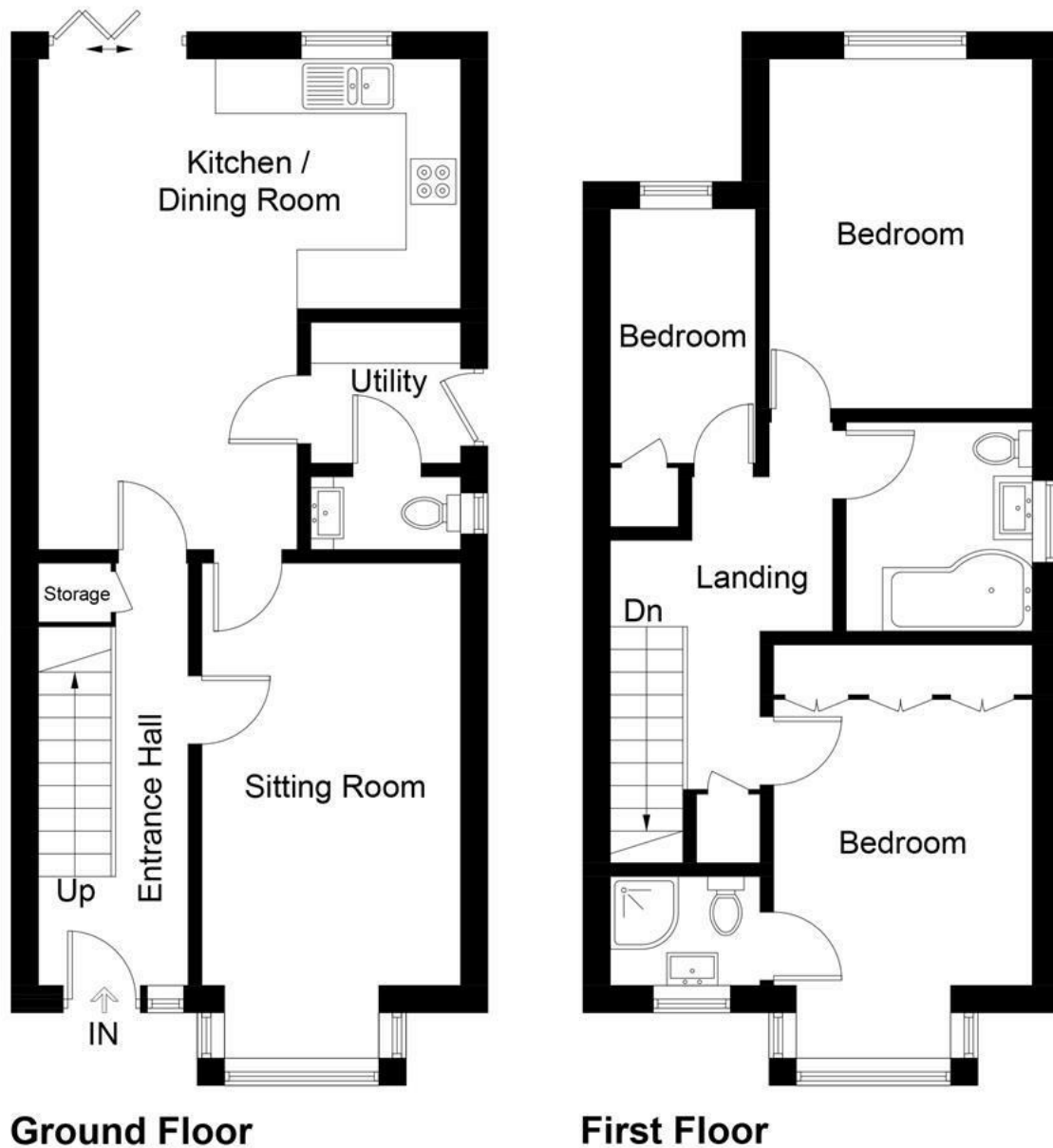
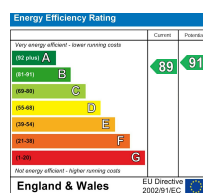


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1132828)

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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