STAGS

3 Clist Way

3, Clist Way, Hemyock, EX15 3GB

M5 (J26) Wellington 5 miles / Taunton 10 miles

A modern four bedroom family home in a popular village location

- Four Bedrooms
- Kitchen/Dining Room
- Sitting Room
- Utility and Separate W.C
- En Suite & Family Bathroom
- Garage
- Home Office
- Parking
- Council Tax Band E
- Freehold

Asking Price £514,500

SITUATION
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, primary school, nearby secondary school (Uffculme), Churches, public house, Spar shop and Post Office with convenience store. Approximately 10 minutes drive is the larger market town of Wellington with M5 junction and 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, utility and W.C to the ground floor. To the first floor are four bedrooms, one with en-suite and a family bathroom. Outside, there is a garden, single garage, home office and off street parking.

ACCOMMODATION
The front door opens into the entrance hall with stairs rising to the first floor and doors to all rooms. There is a WC with wash hand basin and separate utility with plumbing and space for washing machine/tumble dryer and side access to driveway. Kitchen/dining room is a dual aspect room with wall and base units, integrated oven, fridge freezer and dishwasher, breakfast bar and double doors to the rear garden. Sitting room is triple aspect with patio doors to the rear garden.

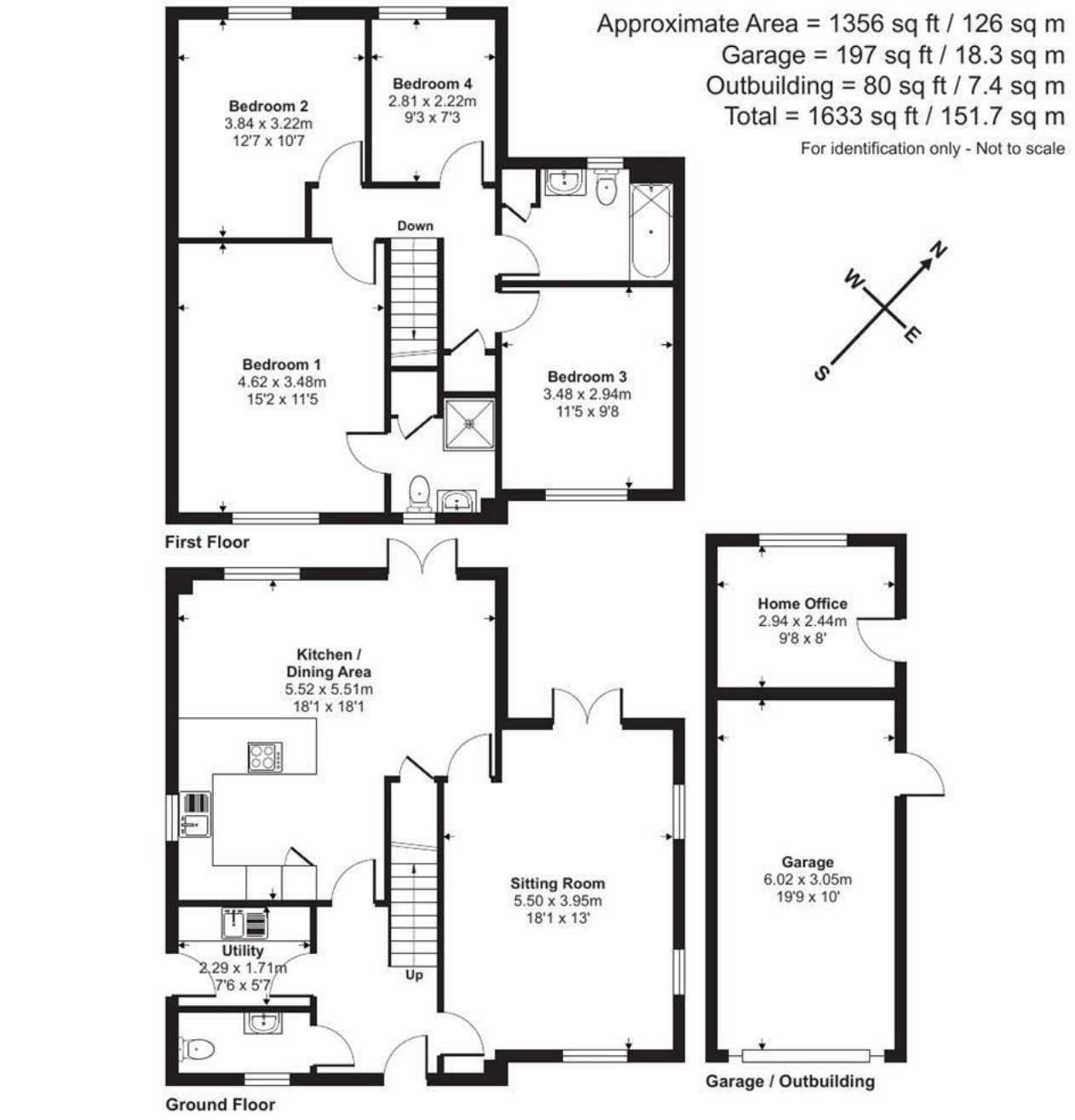
On the first floor landing is the airing cupboard housing the hot water tank and doors to bedrooms and bathroom. Bedroom one is a double with window to front, en-suite with large shower cubicle, wash hand basin, low level WC and towel rail. Bedroom 2 is a double room with window to the rear. Bedroom three is a double room with window to front. Bedroom four is a single with window to the rear. Family bathroom comprising bath with shower over and shower screen, low level WC, wash hand basin and heated towel rail.

OUTSIDE
The property is approached by a path to the porch and front door. There is a driveway providing parking and access into the garage. A side access gate leads to the rear garden which is mainly laid to lawn with planted borders including a wide range of flowers, shrubs and trees. There is an area of patio to the rear of the house and there are pedestrian doors to the garage and home office.

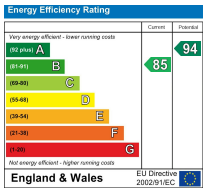
SERVICES
Mains drainage, electricity and water. Air source heating. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage limited inside and outside with 02, Three, EE and Vodafone Ofcom). There is a charge of £251.54 per annum for the maintenance of green space within the development.

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 Baptist Church and then right again passing the Church into Culmstock Road, continue along this road and take the first right hand turning after Parklands and the property will be seen on the left hand side.



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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