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13 Castle Park

13, Castle Park, Hemyock, Cullompton, Devon EX15 3SA



M5 (J26) Wellington 5 miles / Taunton 10 miles

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## A two bedroom detached bungalow with Garage and Parking.

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- Two Bedrooms
- Bathroom
- Sitting/Dining Room
- Kitchen
- Utility/Boot Room
- Rear Garden
- Garage & Shed
- Conservatory
- Council Tax Band D
- Freehold

Guide Price £325,000



### SITUATION

The property is situated in the centre of 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 shop, post office and store, health centre, primary school, nearby secondary school (Uffculme), 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

A two bedroom bungalow in the sought after village of Hemyock comprising a sitting room with dining area, utility/boot room, separate w.c, kitchen, bathroom, garden, conservatory, garage, shed and parking.

### ACCOMMODATION

Front door into entrance porch with door to w.c with wash basin. Doors to the spacious sitting/dining area to front aspect, fireplace and electric fire with doors to all rooms. Kitchen with wall and base units, stainless steel sink unit and drainer, tiled splashbacks, space for oven, fridge/freezer window to side aspect and serving hatch to dining area. Utility/ boot room with plumbings for washing machine. Doors to the

conservatory opening out onto the rear garden and access too garage. Two double bedrooms both to rear aspect. Family bathroom with both w.c and wash hand basin.

### OUTSIDE

Front garden mostly laid to lawn. To the rear, the garden has an area of patio, lawn and pond enclosed by fencing with mature plants and shrubs and a shed There is a path around and a pedestrian gate providing access to the front. The garage has an up and over door with power and light and a window to the rear.

### SERVICES

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

### VIEWINGS

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

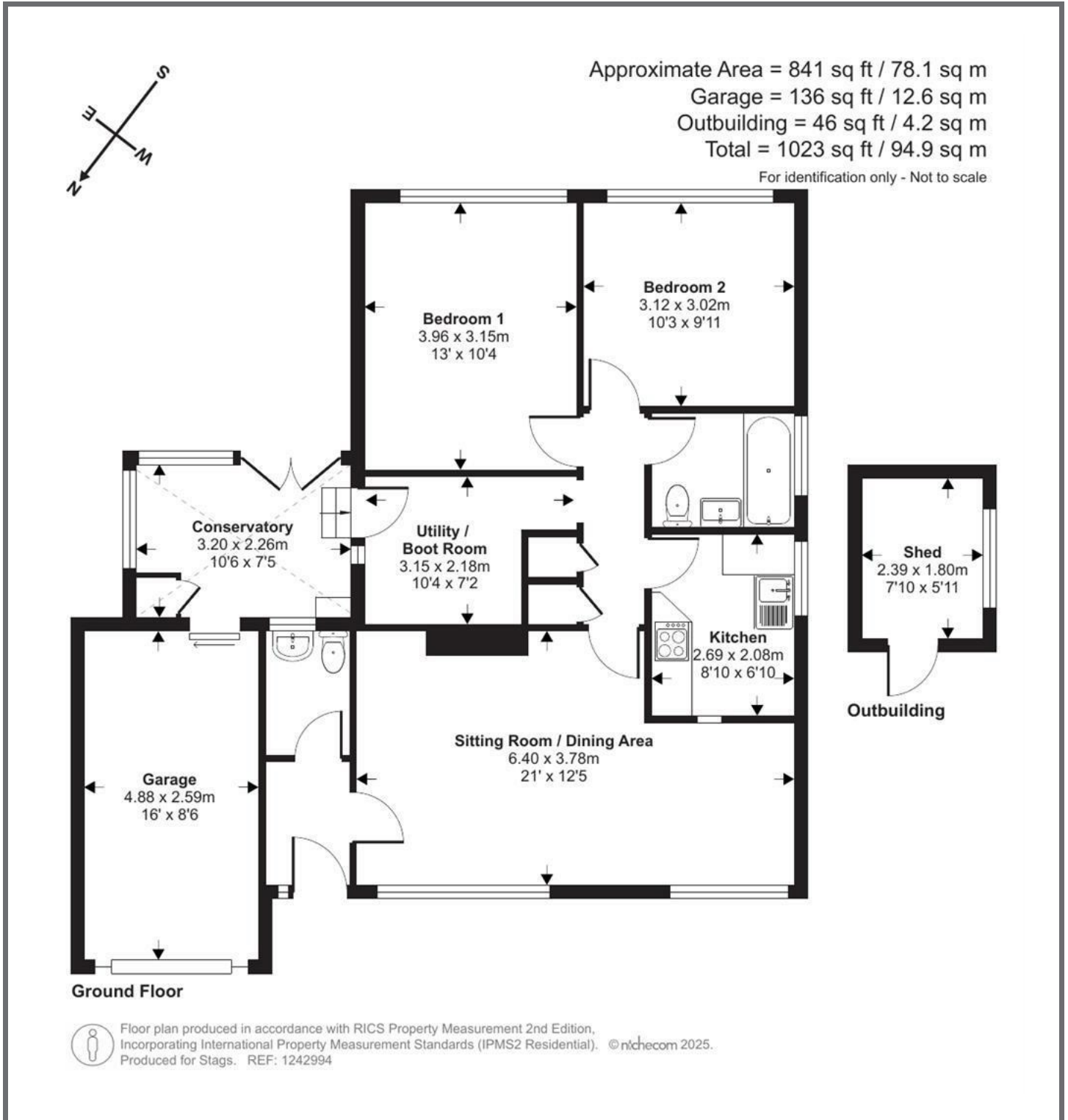
### DIRECTIONS

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 taking the second right after the Spar shop into Castle Park, take the first left and the property can be found ahead.

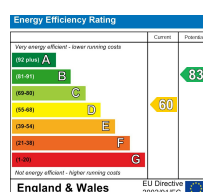








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