



Plot 26



Plot 26

Oak Mount, Hemyock, Devon, EX15 3RJ

Wellington 6 miles Honiton 10 miles Cullompton 10 miles

Welcome to Plot 26 – The Belstone, a stylish and spacious four-bedroom detached home available for immediate occupancy. With upgraded worktops and premium flooring throughout, this impressive property offers a high-end finish and exceptional attention to detail from the moment you enter.

- READY TO MOVE INTO!
- 4 Bedroom Detached Home
- Master bedroom with en-suite
- Single garage and driveway parking for 2 cars
- 10 year NHBC warranty
- Beautiful countryside views
- Open Plan Kitchen/Dining Room
- Upgraded worktops and flooring
- Part Exchange and Move Assist Schemes Available
- EPC & COUNCIL TAX BAND TBC

Guide Price £495,000

SITUATION

Oak Mount, Hemyock is a superb village location for your new home. The well established development consists of 40 new 3 and 4-bedroom homes. With stunning rural surrounding the development also has a green area which is being handed over to the parish for recreational purposes.

Located in the idyllic village of Hemyock, just 6 miles from Wellington, 10 miles from Cullompton and within the picturesque Blackdown Hills. Hemyock sits within the Uffculme School catchment area, which was graded Outstanding in its most recent Ofsted report. It offers excellent access to award winning Wellington School offering co-educational day and boarding for pupils 3 -18.



DESCRIPTION

Step inside The Belstone, plot 26 is a 4 bedroom detached home, ready to move in to. From the front entrance, a hallway leads you to the downstairs cloakroom and a utility room with direct access to outside. The spacious open plan kitchen/dining room has double doors leading into the garden and the lounge is a good size for relaxing and entertaining with the benefit of double doors also leading into the garden. Stairs lead you up to the first floor with a master bedroom with an en-suite, bedroom two, three and four and a separate family bathroom.

OUTSIDE

The home benefits from a single garage, driveway parking for 2 cars and a private rear garden.

VIEWINGS

Call Stags Wellington Office on 01823 662822 for further information.

DIRECTIONS

From the M5 take the Junction 27 exit and take the A38 towards Wellington/Willand/Uffculme for approx. 3 miles. Turn right onto the B3391 signposted to Culmstock/Hemyock. Follow the road into Culmstock village for 2.3 miles, pass the War Memorial then turn left into Fore Street (B3391). Drive for a further 2 miles on the B3391 Culmstock Road and just before you reach the centre of Hemyock, the site will be on your left opposite Logan Way.

AGENT NOTES

The information contained within this page is for general guidance and does not form any part of contract or offer. Design dimensions are subject to construction tolerances and elevational treatments vary between plots. Arrows indicate room dimensions. Purchasers must satisfy themselves of the details of their plot with the Sales Advisor. Imagery and photography is representative only and not plot specific.



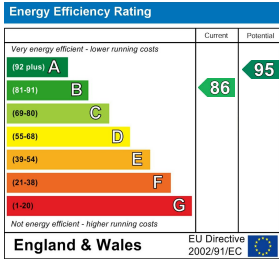
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



| GROUND FLOOR | | | FIRST FLOOR | | | |
|---|---|--|---|---|--|---|
| LOUNGE 3.9 x 5.5m (12' 11" x 18' 2") | KITCHEN/DINING ROOM 5.5 x 5.5m (18' 1" x 18' 1") | UTILITY ROOM 2.3 x 1.7m (7' 6" x 5' 8") | BEDROOM 1 3.4 x 4.6m (11' 3" x 15' 2") | BEDROOM 2 3.2 x 3.8m (10' 7" x 12' 8") | BEDROOM 3 2.9 x 3.5m (9' 7" x 11' 5") | BEDROOM 4 2.2 x 2.8m (7' 3" x 9' 3") |

The information provided is for guidance only. It is not part of a contract or offer. All dimensions are subject to construction tolerances and images vary between plots. Windows, external finishes and landscaping may vary. It is important that purchasers ensure that they are happy with the details of their plot with the Sales Advisor. Boundary treatments altered for artistic effects. All information is correct at time of print but is subject to change.

► Indicates dimensions in irregular rooms



7 High Street, Wellington,
Somerset, TA21 8QT

wellington@stags.co.uk
01823 662822