



8 Tedders Close

8, Tedders Close, Hemyock, Cullompton, Devon EX15 3XD



M5 (J26) | Wellington 5 miles | Taunton 10 miles

A well-presented 3 bedroom semi-detached bungalow, quietly located in a desirable cul-de-sac within the highly sought-after village of Hemyock.

- Cul-de-sac position
- 3 Bedrooms
- Family Bathroom
- Conservatory
- Front & Rear Gardens
- Off Road Parking
- Uffculme School Catchment
- No Onward Chain
- Freehold
- Council Tax C

Guide Price £265,000

SITUATION

The property enjoys a central position within the popular village of Hemyock, which lies in the heart of the Blackdown Hills, designated an Area of Outstanding Natural Beauty. The village provides an excellent range of local amenities including a health centre, 2 convenience shops and post office, pre and primary school, churches, a public house, and secondary education at Uffculme.

The larger market town of Wellington is approximately 15 minutes by car and offers a further variety of facilities as well as access to the M5 motorway at Junction 26. Rail links to London Paddington are available from Tiverton Parkway, about 7 miles away, with additional mainline connections and a comprehensive selection of shops and schools found in the county town of Taunton. The market towns of Cullompton and Honiton are also within easy reach, both approximately a 20-minute drive.

DESCRIPTION

An attractive 3 bedroom semi-detached bungalow, quietly positioned within a cul-de-sac in the desirable village of Hemyock. The property has been thoughtfully updated and now provides a sitting room, three bedrooms, one with adjoining conservatory, and a stylish kitchen/dining room formed from a clever garage conversion.

ACCOMODATION

Front door to entrance hallway providing access to the sitting room with window to the front, doorway to inner hall and door to bedroom 3 with further door into the adjoining conservatory. From the inner hallway there is access to bedroom two, a double with front aspect window, and the family bathroom comprising WC, wash hand basin, and bath with shower over. Bedroom one is a double room positioned

to the rear with outlook over the garden.

The property benefits from a thoughtfully designed garage conversion, now providing a bright and versatile kitchen/dining room, fitted with a range of matching white wall and base units, work surfaces, sink unit and eye-level oven. This space enjoys access from both the front and rear of the property.

OUTSIDE

To the front, the property features a lawned garden with driveway parking to the side. The rear garden is privately positioned and includes both a lawn and patio area with further area ideal for outdoor seating.

SERVICES

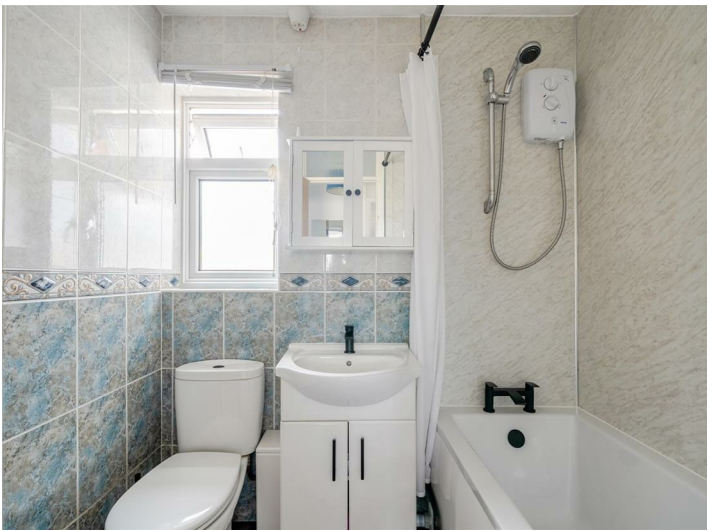
Mains drainage, electricity and water. Good mobile coverage outdoor, variable in home - EE and O2. Good outdoor mobile coverage - Three and Vodafone (Ofcom). This property benefits from Ultrafast broadband availability (Ofcom).

VIEWINGS

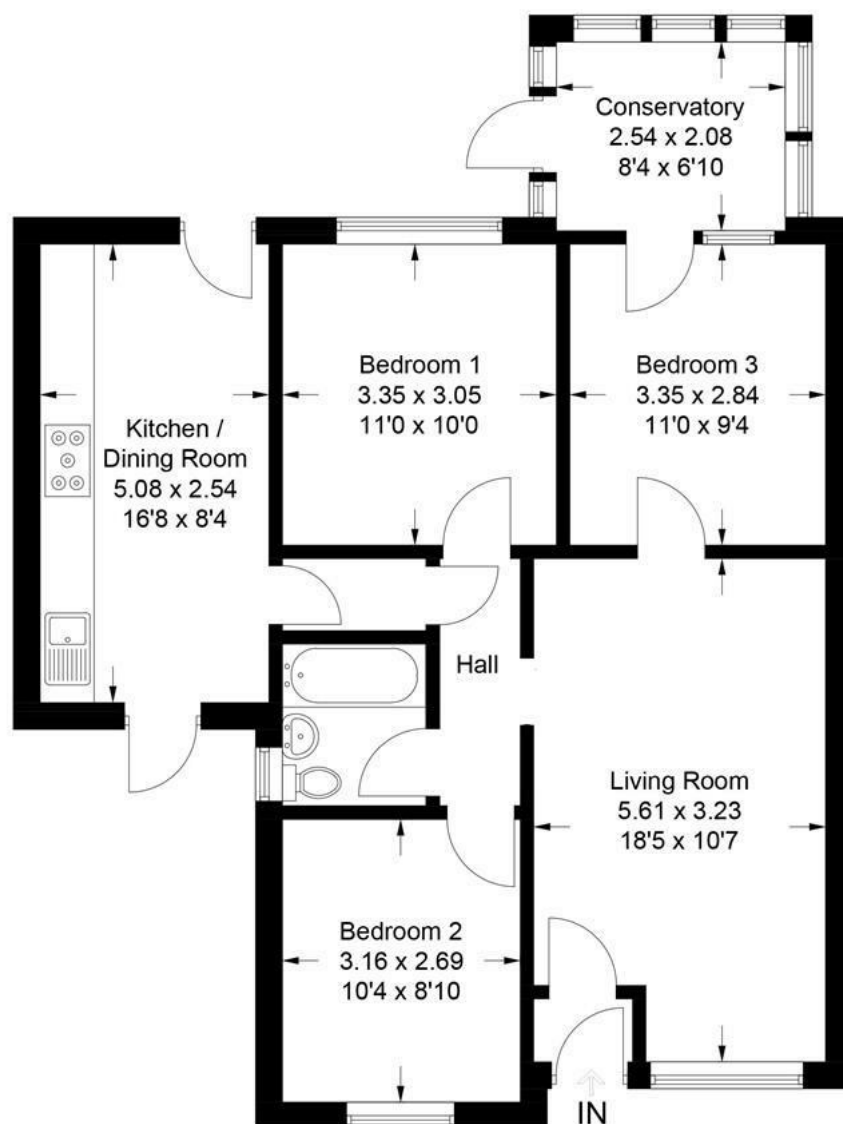
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

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 passing the Spar shop and take the next left into Hollingarth Way, taking the first left into Tedders Close where the property can be found on the right hand side.



Approximate Gross Internal Area = 73.3 sq m / 789 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1237397)

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales		88	56
EU Directive 2002/91/EC			

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