



6 Hartley Drive

6, Hartley Drive, Hemyock, Cullompton, Devon EX15 3FW



M5 (J26) Wellington 5 miles | Taunton 10 miles

Modern detached 4 bedroom property situated the popular village location of Hemyock

- Detached Property
- 4 Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Snug and Utility
- Garden
- Garage and Parking
- Freehold
- Council Tax D

Guide Price £425,000

SITUATION

Hartley Drive 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 health centre, primary school, nearby secondary school (Uffculme), Churches, public house, 2 village stores and Post Office. Approximately 15 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 Parkway approximately 8 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 about a 20 minute drive.

DESCRIPTION

A modern detached property comprising of an open plan kitchen/dining room, sitting room, snug, utility and cloakroom, 4 Bedrooms with master en-suite and a family bathroom, benefiting from air source heating, double glazing throughout and underfloor heating on the ground floor. There are established gardens, parking for three cars and a single garage. The property is being offered with no onward chain.

ACCOMMODATION

Spacious entrance hall with oak stairs to first floor with glass balustrade, doors to all rooms. The open plan kitchen/dining room is a light and airy dual aspect room with a range of matching wall and base units with granite worksurfaces and inset sink, built in NEFF double oven and hob with extractor over, fridge, built in dishwasher, wine fridge and tiled floor. Door to Utility, again with continuation of wall and base units, built in freezer, Belfast sink and door to rear garden. Cloakroom with low level WC and vanity unit with inset wash hand basin. Snug with windows to front and side. Sitting room with window to rear and patio doors to garden and feature fireplace with inset multi fuel burner

On the first floor is a good size landing with

airing cupboard and the four bedrooms, with the master benefiting from an en-suite shower room, built in wardrobes and dressing table. Bedroom 2 benefits from built in wardrobes and a family Bathroom.

OUTSIDE

There are two gardens situated either side of the property, one is a patio and is ideal for al fresco dining with pedestrian access to the garage and the other is laid to lawn with a range of flower borders and both are enclosed by wooden fencing with two further gates at either end giving pedestrian access to the front. To the front of the property is parking for three cars and a large single garage.

SERVICES

Mains water, drainage and electricity are connected, with the added benefit of an air source heat pump. Mobile coverage is good outdoor, variable in-home with EE, O2 and Three and good outdoor with Vodafone (Ofcom). This property has the benefit of Ultrafast broadband (Ofcom).

VIEWINGS

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

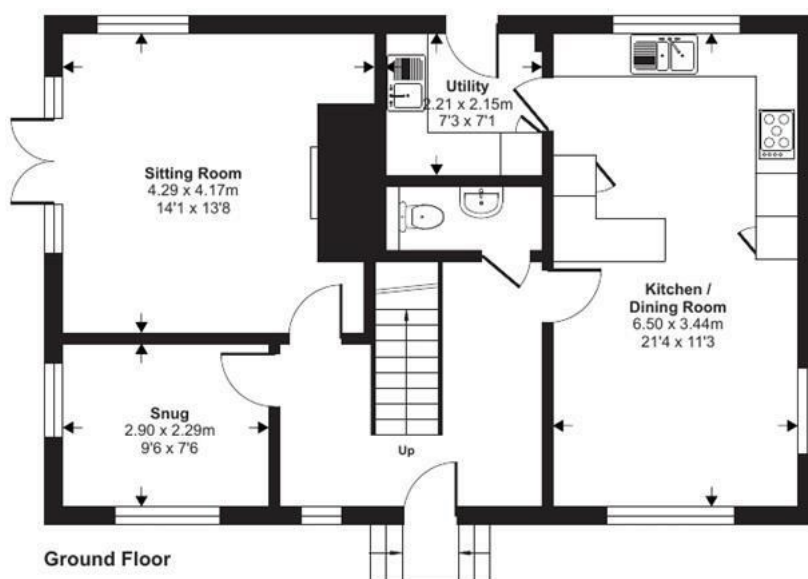
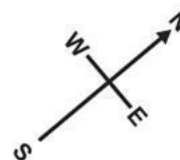
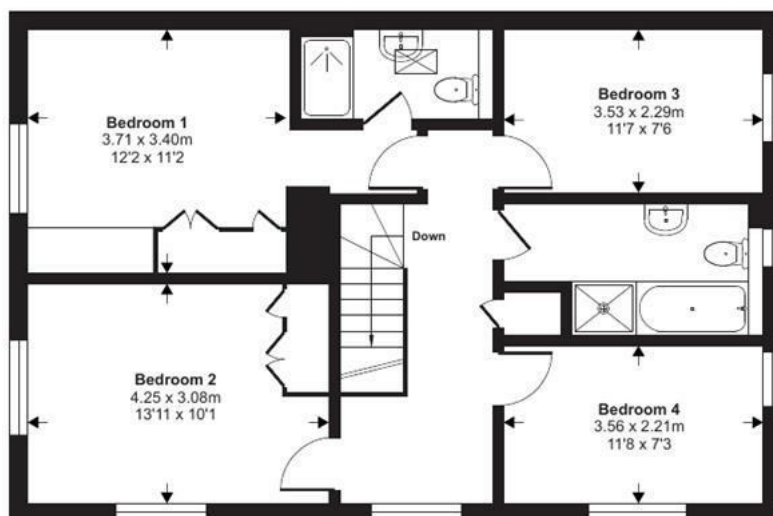
DIRECTIONS

From Junction 26 of the M5 motorway head towards Wellington at Chelston roundabout take the first exit onto the A38, signposted Exeter. After approximately 1 mile take the left hand turning onto Monument Road and continue to the top of the hill and at the staggered crossroads by Wellington Monument continue straight across, signposted Hemyock. Continue along this road down into Hemyock bearing sharp right at the far end of Station Road and just before the decorative village water pump the entrance to Hartley Drive can be found on the right hand side and the property will be seen on the left.



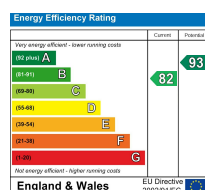
Approximate Area = 1478 sq ft / 137.3 sq m
Garage = 224 sq ft / 20.8 sq m
Total = 1702 sq ft / 158.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntxhcom 2025. Produced for Stags. REF: 1357226

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7 High Street, Wellington, Somerset, TA21 8QT

01823 662822

wellington@stags.co.uk

stags.co.uk



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