



2 Mill Leat House

2, Mill Leat House, Mill Leat, Hemyock, EX15 3TY



Wellington 6.4 miles | Taunton 10.1 miles

A two-bedroom first-floor flat situated within the Blackdown Hills National Landscape.

- First Floor Apartment
- 2 Bedrooms
- Sitting/Dining Room
- Kitchen
- Family Bathroom
- 2 Parking Spaces
- No Onward Chain
- Leasehold
- Council Tax B

Guide Price £167,000

SITUATION

Situated close to the centre of the village of Hemyock situated within the Blackdown Hills National Landscape. 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 with a further extensive range of facilities, with the nearest railway link at Tiverton Parkway approximately 9 miles distance. 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 approximately a 20 minute drive.

DESCRIPTION

Flat 2 enjoys an elevated first-floor position within an individual building in a highly sought-after village. The property offers well-presented accommodation, including a sitting/dining room, kitchen, bathroom, and two spacious bedrooms and is offered for sale with no onward chain. Internal inspection is recommended.

ACCOMMODATION

The communal hall leads to the front door, which opens into an entrance hallway with an airing cupboard. The spacious and light kitchen/dining room benefits from a triple aspect and a characterful archway leading into the kitchen area, which includes matching wall and base units, a sink unit, and an integrated oven and hob. Off the hallway are two bedrooms, bedroom one is a

double, dual-aspect room featuring a walk-in wardrobe. Bedroom two is smaller in size but still well-proportioned. The family bathroom comprises a bath with shower over, a WC, and a hand wash basin and benefits from underfloor heating.

OUTSIDE

The property benefits from two allocated parking spaces.

AGENTS NOTE

125 year lease granted in 1st January 2004. The ground rent is £164.75 per year, and the service charge is £45 per month.

SERVICES

Mains drainage, electricity and water. Mobile coverage is good outdoor and variable in home with EE and Three and good outdoor with O2 and Vodafone (Ofcom). This property has the benefit of Ultrafast broadband (Ofcom).

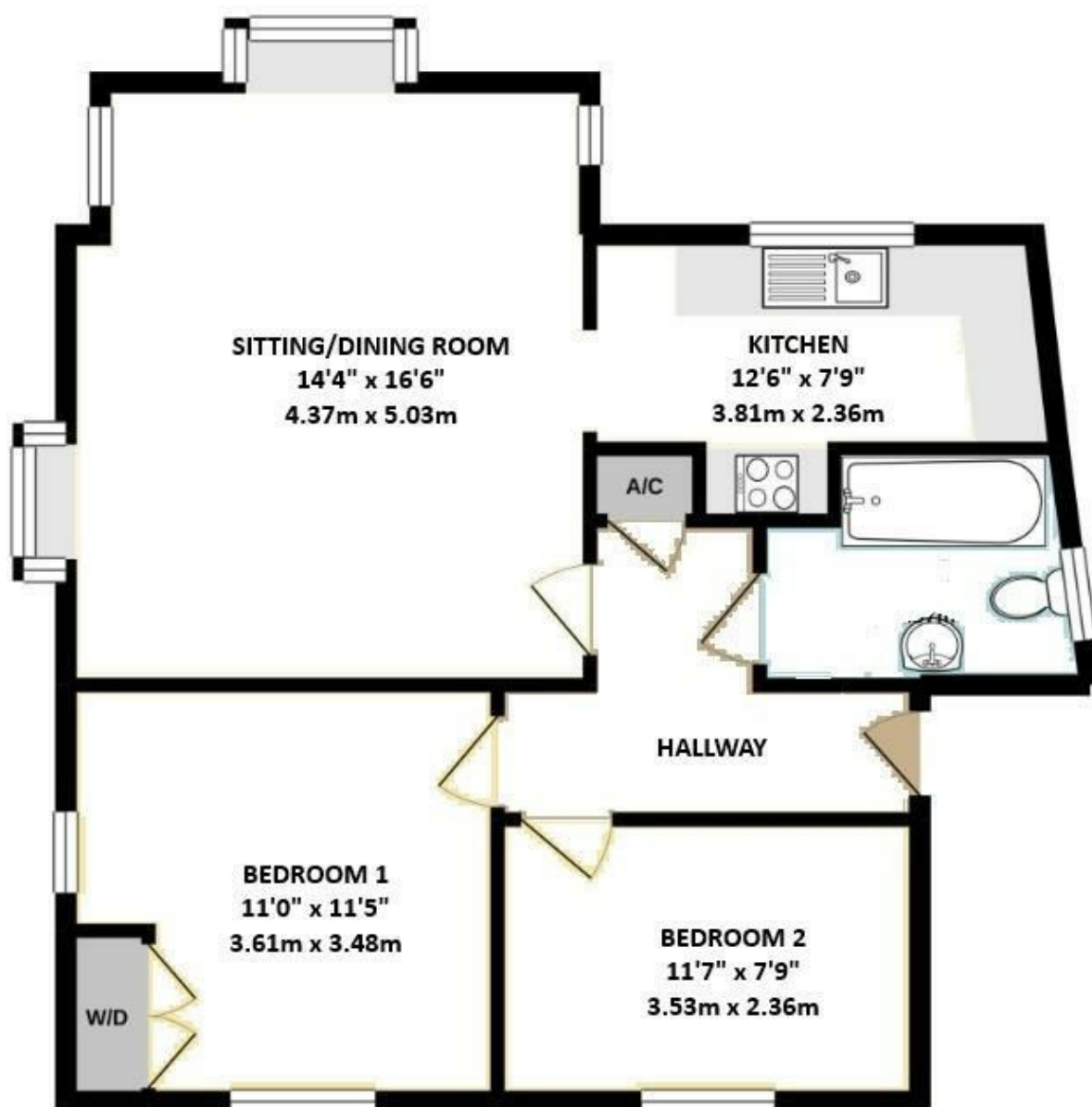
VIEWINGS

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

DIRECTIONS

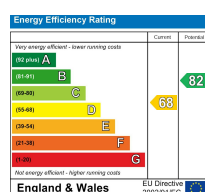
From the Wellington office, turn left onto South Street, then right onto Wellesley Park, continuing onto Hoyles Road. Turn left onto Oldway Road, followed immediately by a right onto Monument Road. At the top of Wellington Hill, turn right toward Combe Hill, then immediately left onto Combe Hill. Follow this road for 1.8 miles, then turn left onto Lower Millhayes, followed by a right onto Mill Leat, where the property will be on your left.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Stags: REF: 1356561

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