



DERBYSHIRE'S
— *Estate Agents* —

Beaufort Court, Fore Street, Hemyock,
Cullompton, Devon, EX15 3RF

The property is positioned in a small private cul-de-sac at the centre of the village and approached along its driveway leading to off road parking and Garage. Accessed at the front into a spacious hallway, the accommodation comprises in brief, Entrance Hallway, Living Room with corner fireplace and sliding doors into the Conservatory. The extended accommodation provides 3 double bedrooms, the master having En-suite bathroom with corner bath, wc and washbasin, the second bedroom has built-in wardrobes and there is a family Shower Room adjoining the third. The Kitchen has been fitted with a good range of modern units including central island, integrated oven and hob. Further, there is a Utility Room with separate wc and connecting door to the conservatory.

Outside there is a spacious private driveway providing parking and turning space with access to the detached Garage. The rear garden is enclosed and private with patio, lawn and side access door to the garage.

From the M5 at junction 26 head towards Wellington, first exit at the next roundabout along the A38, straight ahead at the next roundabout and at the next. Then take the second left signposted to Hemyock up. At the top of the hill proceed straight over and continue along this road for approximately 2 miles. Just before the village pump memorial in the centre of the village the property will be found on your left hand side.



- Bungalow
- Three Bedrooms
- Private Garden
- Village Location
- Ensuite to Master Bedroom

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|---------|--|---|---------|-------------------------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC | England & Wales | | EU Directive 2002/91/EC |

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Guide Price £360,000



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Directions -





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11, High Street, Chard, Somerset, TA20 1QF
www.derbyshires.net 01460 63600