



DERBYSHIRE'S
— *Estate Agents* —

2 Eastlands, Hemyock, Cullompton, EX15 3QP

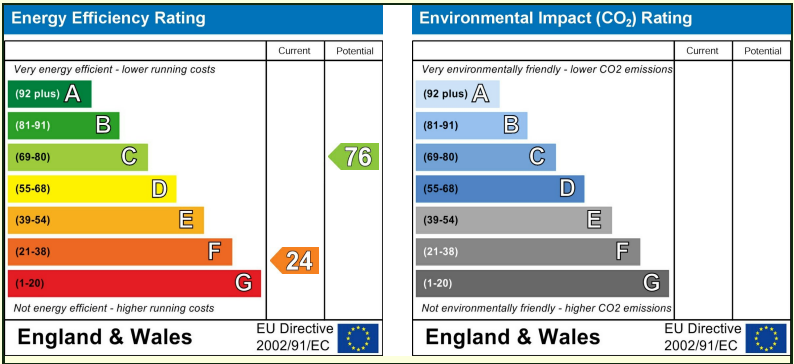
Sales Summary – 3-Bedroom Home with Great Potential in Hemyock Village

Situated in the heart of the sought-after village of Hemyock, this spacious 3-bedroom property offers an excellent opportunity for those looking to create a comfortable family home. In need of updating, the property presents fantastic scope for modernisation and potential reconfiguration to suit individual needs.

The accommodation includes three generously sized bedrooms, a kitchen/diner, utility room, sitting room, conservatory, and additional internal store rooms—ideal for flexible use or future development. Outside, the good-sized rear garden provides ample space for outdoor living, with the added benefit of being located directly opposite the village sports ground—perfect for families and pet owners alike.

Further benefits include solar panels, oil-fired central heating, and a prime village location within easy reach of local amenities such as a village store, GP surgery, primary school, and community facilities.

A rare opportunity to secure a well-proportioned home with huge potential in a popular and well-connected rural setting



- 3 Bedrooms
- Village Location with amenities
- Potential to re-configure / increase accommodation space
- Solar Panels
- No Forward Chain
- In need of renovation / updating
- 3 Reception rooms
- Ideal For First Time Buyer(s) or Family

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Guide Price £275,000

ENTRANCE HALL

7'6" max x 5'7" max (2.30 max x 1.71 max)

Entrance hall with stairs to the first floor and doors to Kitchen Diner and Living Room.

LIVING ROOM

12'0" max x 16'10" max (3.68 max x 5.15 max)

With window to the front elevation, sliding patio door to the conservatory and brick built fire surround.

KITCHEN DINING ROOM

16'10" max x 11'10" max (5.15 max x 3.63 max)

With windows to the front and rear elevation, kitchen units with plumbing for washing machine and space for appliances and built in storage cupboards and space for dining room table and chairs.

UTILITY ROOM

10'7" max x 5'9" max (3.24 max x 1.76 max)

With windows to the front and rear elevation, sink with the double draining board.

SIDE LOBBY

11'6" max x 8'3" max (3.52 max x 2.53 max)

With doors to the front and rear elevation as well as doors to WC and 2x store rooms. The side lobby gives internal access from the front of the property to the rear of the property and could be reconfigured to give additional internal living accommodation.

WC

5'7" max x 2'7" max (1.71 max x 0.81 max)

With window to the rear elevation, WC.

STORE ROOMS

There are two store rooms off of the side lobby which could be reconfigured to create additional internal accommodation.

CONSERVATORY

12'5" max x 8'11" max (3.80 max x 2.73 max)

The conservatory is to the rear of the Living room and benefits from power and light. It has doors leading directly to the rear garden.

FIRST FLOOR LANDING

10'3" max x 5'6" max (3.14 max x 1.68 max)

With window to the rear elevation and doors to all first floor rooms.

BEDROOM 1

13'4" max x 11'1" max (4.07 max x 3.38 max)

With window to the front elevation and built in wardrobe.

BEDROOM 2

12'0" max x 11'1" max (3.67 max x 3.38 max)

With window to the front elevation and airing cupboard housing an emersion tank.

BEDROOM 3

9'1" max x 7'11" max (2.77 max x 2.42 max)

With window to the rear elevation.

BATHROOM

7'10" max x 5'5" max (2.40 max x 1.66 max)

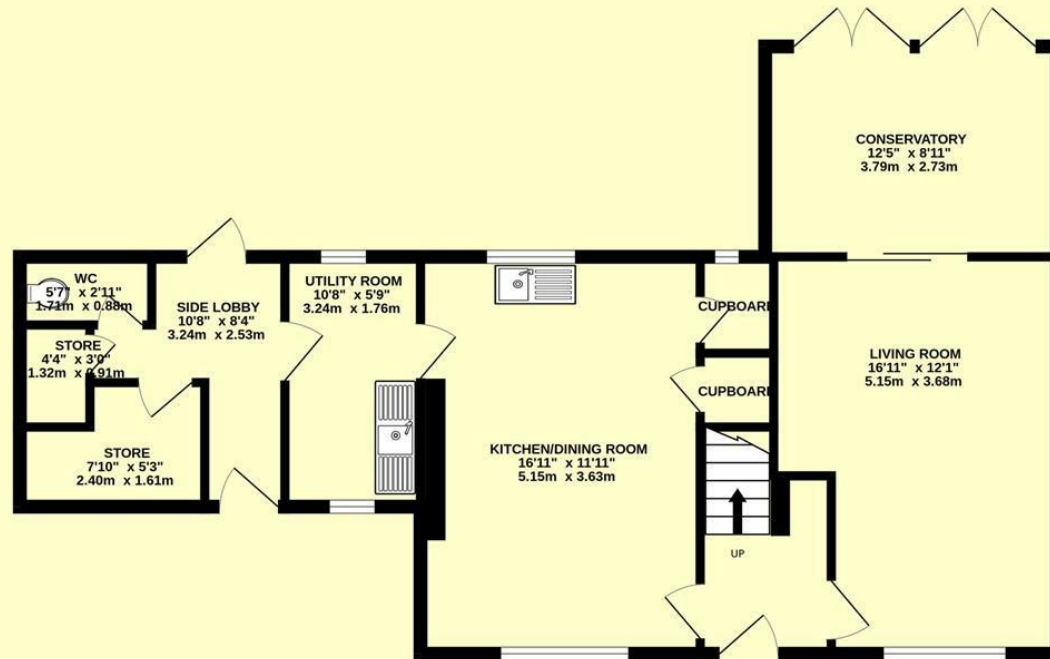
With window to the rear elevation, 3 piece bathroom suite comprising bath with shower over, wash hand basin and WC.

OUTSIDE

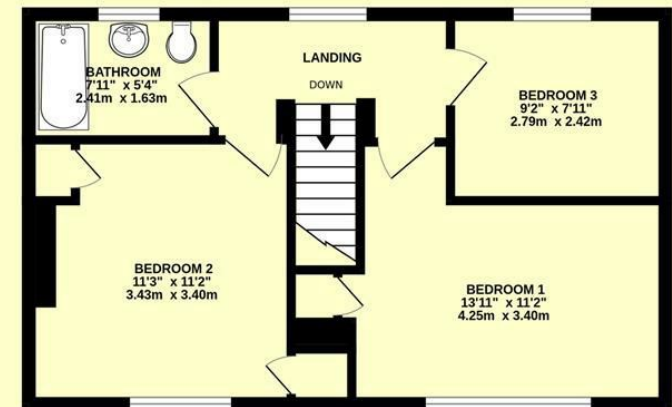
Outside to the rear of the property is an enclosed garden with patio, lawn, gravel, vegetable patch, green house, shed and pond. The garden is well stocked with mature shrubs, trees and hedges and can be accessed via the conservatory and the side lobby.

To the front there is a lawned area with shrubs, trees and hedges as well as a pathway leading to the front door and side lobby door.

GROUND FLOOR
742 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions -

From Chard Town Centre head west on High St/A30 turn right just after Gipsy Drove and continue until you reach the A303. Turn left onto A303, after approx. 0.7 miles turn right onto Royston Road. Continue on straight over at B3170 junction. Continue straight over Taunton Road junction onto Red Lane. Continue straight over the next cross roads onto Broad Street and continue. Turn right





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