



GIBBINS RICHARDS 

24a Station Road, Hemyock, EX15 3SE
Offers in the Region Of £369,950

GIBBINS RICHARDS 
Making home moves happen

A superb spacious semi detached modern and economical home situated in the heart of this popular village. Offering three bedroom show home standard accommodation of approx. 100 square of floor space, perfect for family living. Energy Rating: B

Tenure: Freehold / Energy Rating: B / Council Tax Band: C

Hemyock, a remarkably popular village set in amongst the Blackdown Hills. The village has good facilities such as a shop, public house, doctors surgery, church, village hall and primary school. The property is within the catchment for Uffculme school, which is deemed as one of the best in the Mid Devon area.

LARGE SEMI DETACHED MODERN HOME

OFFERED TO A HIGH SPECIFICATION THROUGHOUT

SPACIOUS CONTEMPORARY OPEN PLAN KITCHEN/ DINER WITH INTEGRAL APPLIANCES PLUS UTILITY AREA

MASTER BEDROOM WITH EN SUITE SHOWER ROOM

POPULAR VILLAGE LOCATION AND WITHIN UFFCULME SCHOOL CATCHMENT AREA

ELEVATED POSITION

LANDSCAPED FRONT AND REAR GARDEN WITH VARIOUS SEATING AREAS, PERFECT FOR ENTERTAINING

PARKING FOR THREE VEHICLES LOCATED TO THE REAR

OIL FIRED CENTRAL HEATING & SOLAR PANELS (OWNED)





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ACCOMMODATION

Entrance Hallway	Stairs leading to the first floor.
Sitting Room window	18' 8" x 10' 2" (5.69m x 3.10m) Bay window
Kitchen / Dining Room	18' 1" x 16' 5" (5.51m x 5.00m)
Utility room	5' 7" x 4' 11" (1.70m x 1.50m)
First Floor Landing	Access to loft space. Airing cupboard.
Bedroom One	15' 9" x 10' 2" (4.80m x 3.10m)
En-suite	
Bedroom Two	13' 2" x 9' 10" (4.01m x 2.99m)
Bedroom Three	9' 10" x 6' 3" (2.99m x 1.90m)
Family Bathroom	

OUTSIDE

Steps lead up to the front garden which is laid to lawn with well stocked borders. Side access to the rear. To the rear of the property is an enclosed garden on two levels, laid to lawn and two seating areas. There is rear access and parking for two vehicles.



GIBBINS RICHARDS ▲

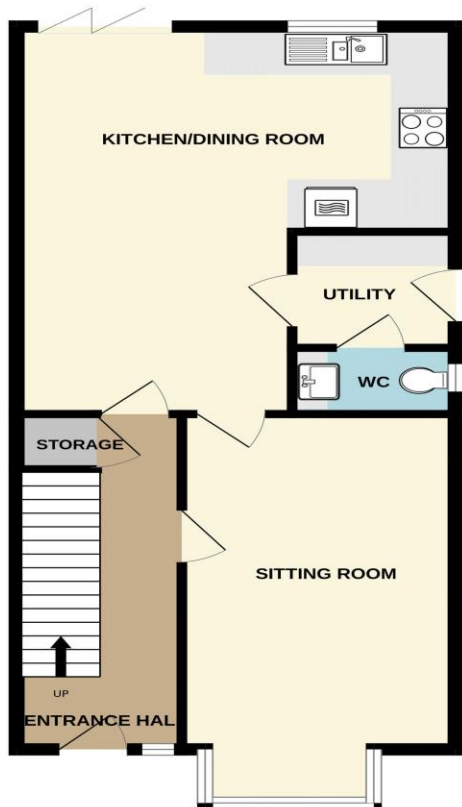


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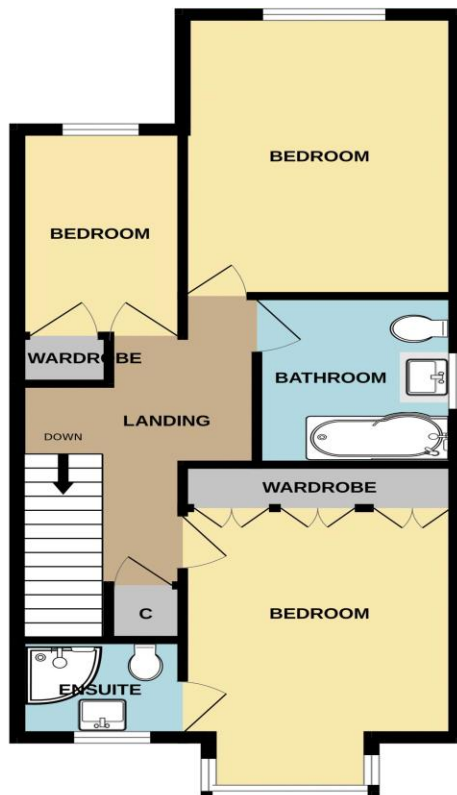


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GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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