



32 Hunters Way

32, Hunters Way, Culmstock, Cullompton, EX15 3HJ



M5 (J27) 5 miles : Wellington 6.5 miles :
Taunton 14 miles

A three bedroom terraced property in popular village with garden, parking and no onward chain.

- Three Bedrooms
- Bathroom with Separate W.C
- Sitting/Dining Room
- Kitchen
- Utility
- Rear Garden
- Driveway & Parking
- No Onward Chain
- Freehold
- Council Tax Band B

Guide Price £240,000

SITUATION

Located on the edge of the highly popular village of Culmstock. The village benefits from an excellent primary school. There are a range of day to day facilities including public house/restaurant, church, village stores/café and garage. For a greater selection, the nearby village of Hemyock is within 2.5 miles with its Health Centre and excellent sports facilities including tennis courts and bowling green. The surrounding countryside is full of wonderful footpaths with access up onto Culmstock Beacon. The property is also well placed being within easy access of Junction 27 of the M5 motorway together with Tiverton Parkway railway station alongside providing a main line rail link to London Paddington.

DESCRIPTION

A spacious terraced property located on the edge of the village, providing three bedrooms and family bathroom. On the ground floor is a spacious sitting room/dining room, kitchen/breakfast room and utility. Outside is a fully enclosed garden boarded by mature shrubs and sheds. The property is being offered for sale with no onward chain.

ACCOMMODATION

Door into entrance hall with stairs to the first floor and doors to all rooms. Sitting/dining room is a dual aspect room with fireplace. Door into the Kitchen with a range of wall and base units with work surfaces over and inset sink, space and plumbing for appliances with room for a table and chairs. Off the Kitchen/Breakfast room is a useful Utility with further units and space for

appliances, door to rear garden and understairs storage cupboard.

On the first floor are three bedrooms, bedroom one is a double with front aspect and a built in cupboard. Bedroom two is a double with rear aspect. Bedroom three is a single with window to front. Bathroom with bath and wash hand basin, separate w.c.

OUTSIDE

To the front is a driveway/parking with steps and path leading to the front door. To the rear is mature plants and shrubs, garden shed and enclosed by fencing. There is a right of access across the rear garden.

SERVICES

Mains water, drainage and electricity. Electric storage heaters. This property has the benefit of superfast broadband(Ofcom). Mobile coverage limited inside with 02, EE, Three & Vodafone and likely outside with 02, EE, Three and Vodafone (Ofcom). Restrictive covenants - please contact for further information.

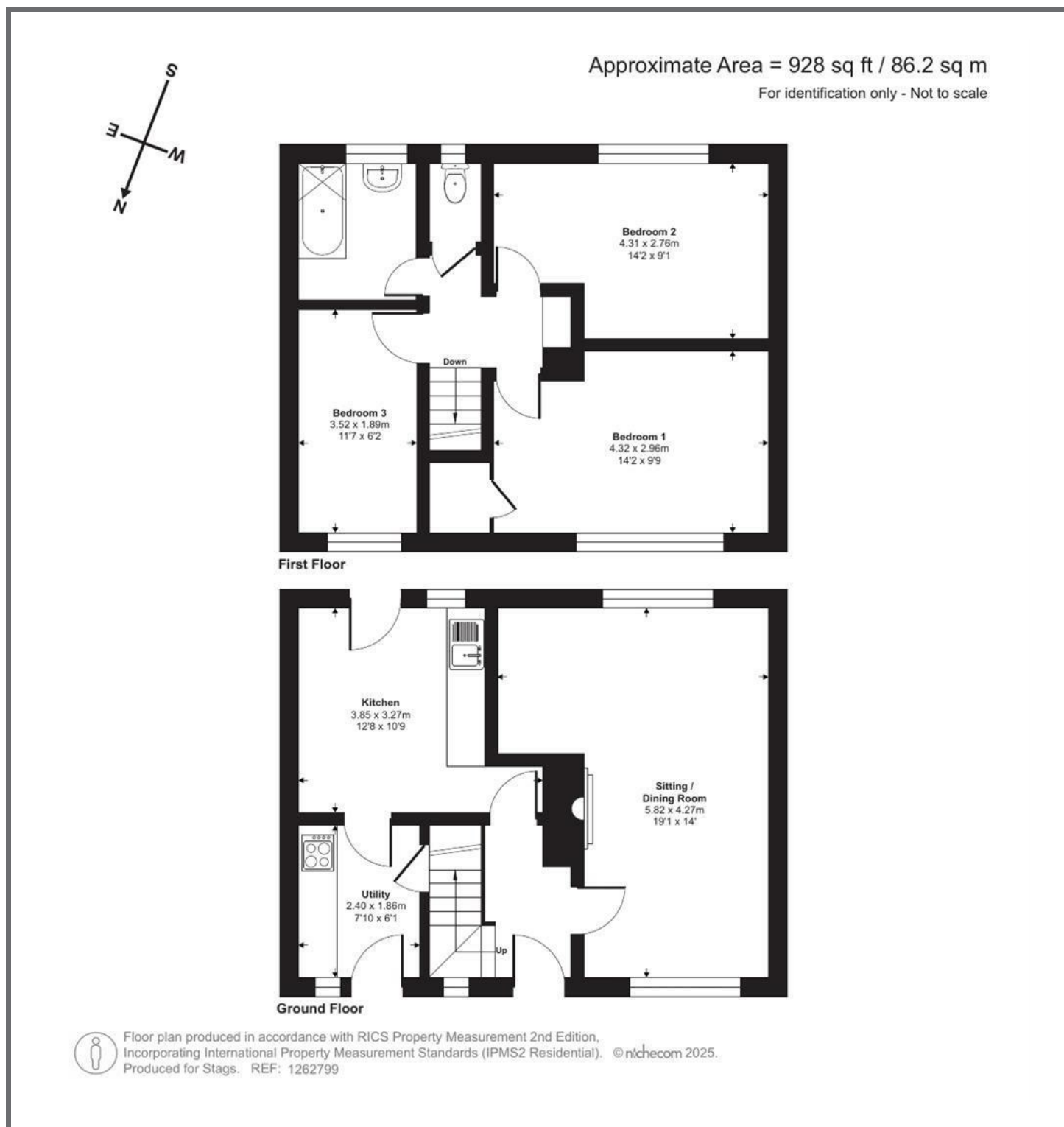
VIEWINGS

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

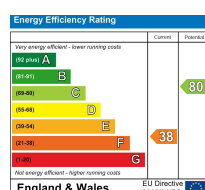
DIRECTIONS

From junction 27 of the M5 motorway take the A38 towards Wellington. Turn right signposted Culmstock and when you enter the village turn left by the village primary school on to Hunters Hill. Take the third right into Hunters Way and the property will be seen on the left hand side.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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