



35 Parklands

35, Parklands, Hemyock, Cullompton, EX15 3RY



Wellington 5.6 miles | Tiverton 15.3 miles |
Taunton 12.1 miles

A four bedroom detached property enjoying a popular village location within the Blackdown Hills National Landscape.

- Detached property
- Four bedrooms
- Sitting room
- Kitchen/diner
- Conservatory & Utility
- Front and rear gardens
- Garage
- No onward chain
- Council Tax Band D
- Freehold

Guide Price £325,000

SITUATION

Situated within a small cul-de-sac on the edge of the popular village of Hemyock, the property enjoys a delightful setting within the Blackdown Hills National Landscape. Hemyock offers a good range of everyday amenities, including a health centre, primary school, churches and a public house, with Uffculme School providing well-regarded secondary education nearby. The larger market town of Wellington is approximately 10 minutes away and offers an extensive range of shopping, educational and recreational facilities, together with access to Junction 26 of the M5 motorway. Mainline rail services can be found at Tiverton Parkway, approximately 9 miles distant, while the county town of Taunton provides a wider range of amenities and further rail links. The market towns of Cullompton and Honiton are both within a 20-minute drive, and the A303 is also readily accessible.

DESCRIPTION

35 Parklands is a well-presented four-bedroom family home situated in the popular village of Hemyock. The accommodation comprises a sitting room, kitchen/dining room, conservatory, utility room and cloakroom, together with four bedrooms, including a principal bedroom with en suite facilities, and a family bathroom. Externally, the property benefits from low-maintenance gardens to both the front and rear, along with a garage and off-road parking. The property is offered to the market with the added advantage of no onward chain.

ACCOMMODATION

The front door opens into a welcoming entrance hall, from which a door leads into the sitting room. This attractive reception room enjoys a bay window to the front elevation, allowing an abundance of natural light, while a wood-burning stove provides a charming focal point. Double doors open through to the kitchen/dining room, creating an ideal space for modern family living and entertaining. The kitchen is fitted with a range of matching wall and base units, incorporating a breakfast bar and providing space for a cooker, together with plumbing for a dishwasher. The dining area flows seamlessly into the conservatory, which enjoys views over and access to the rear garden. A door from the conservatory leads to the utility room, offering plumbing for a washing machine, space for a tumble dryer, and internal access to the garage. The ground floor accommodation is completed by a convenient cloakroom/WC and a side door providing access to the rear garden.

To the first floor, the landing provides access to four bedrooms and the family bathroom. The principal bedroom is a generous double room and benefits from a walk-in dressing area together with an en suite shower room comprising a shower cubicle, WC and wash hand basin. The bedroom enjoys views over the rear garden. Bedrooms Two and Three are both well-proportioned double rooms situated to the front of the property, each benefiting from built-in wardrobes. Bedroom Four is a comfortable single bedroom positioned to the rear of the house. The family bathroom is fitted with a bath with shower over, WC and wash hand basin.

OUTSIDE

To the front of the property, a driveway provides off-road parking for one vehicle and leads to the garage, which is accessed via an up-and-over door. The rear garden benefits from a patio area ideal for outdoor dining and entertaining, while the remainder is laid predominantly to lawn.

SERVICES

Mains water, drainage and electricity are connected, with the added benefit of an air source heat pump. Mobile coverage is good outdoor and in-home with EE and Three and good outdoor, variable in-home with O2 and Vodafone. This property has the benefit of ultrafast broadband (Ofcom).

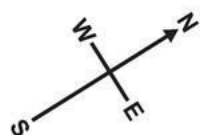
VIEWINGS

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

DIRECTIONS

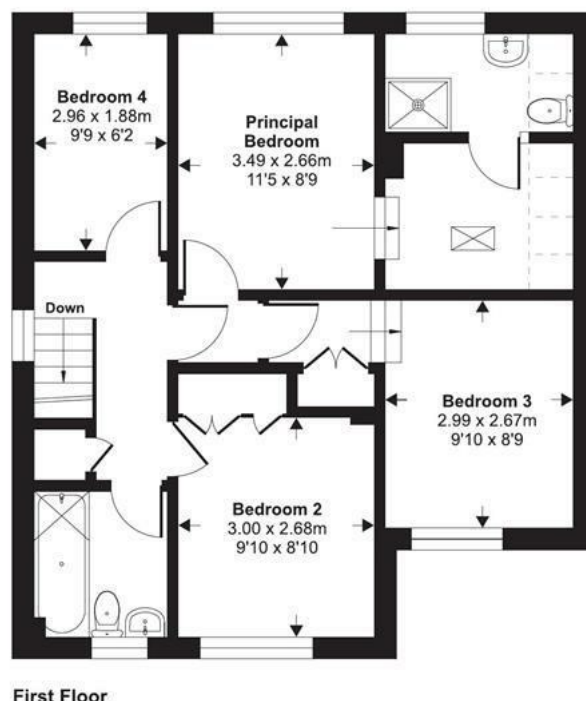
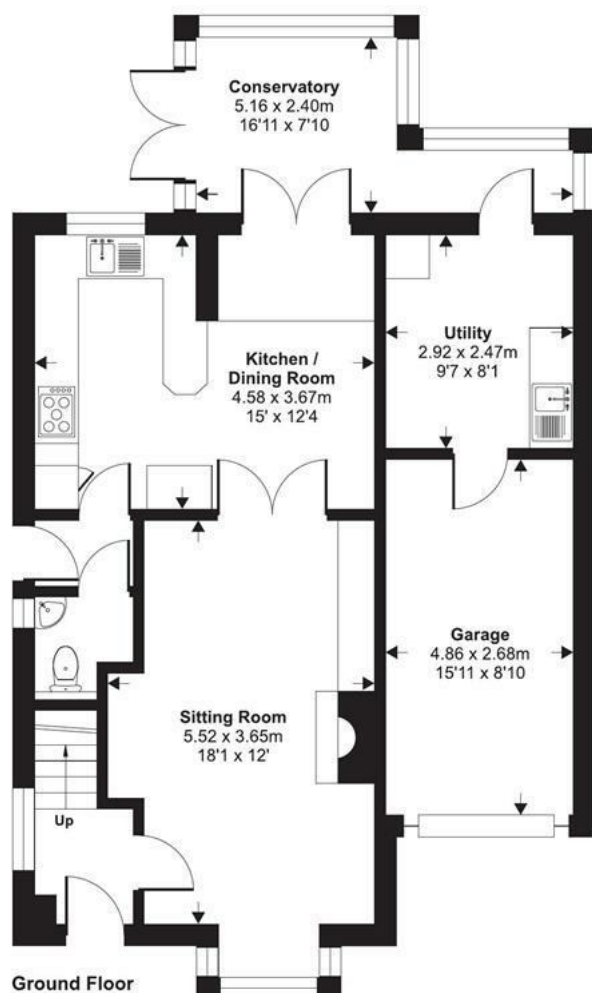
From the Wellington Bypass, proceed south along Monument Road. At the crossroads adjacent to Wellington Monument, continue straight ahead, following the signs for Hemyock. Descend into the village via Station Road and continue through the centre of the village. At the top of the hill, bear right and remain on this road, passing the church and continuing towards Culmstock. Take the next left turn into Parklands, followed by the first left, where the property will be found at the end of the cul-de-sac on the right-hand side.





Approximate Area = 1266 sq ft / 117.6 sq m
 Limited Use Area(s) = 22 sq ft / 2 sq m
 Garage = 134 sq ft / 12.4 sq m
 Total = 1422 sq ft / 132 sq m
 For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1534657

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(31-40) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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