



**Directions:** From Junction 26 of the M5 Motorway exit at Wellington and at the roundabout with the A38 take the first exit signposted Exeter. After approximately 1 mile turn left (immediately after the turning signposted Ford Street) into Monument Road. Continue to the top of the hill and at the staggered crossroads continue straight over signposted Hemyock. Continue down into Hemyock passing the Spar shop on your right following which take the second right into Castle Park and taking the first left where the property will be seen ahead of you as indicated by our For Sale Board.

**Location:** Castle Park is a popular development within a short stroll from the centre of the village. Hemyock itself provides a wide range of amenities to include shops, post office, public house, church, and junior school, and sits within the sought after Uffculme School catchment area. There are host of leisure facilities in and around the village and a wide variety of social clubs and associations. The market town of Wellington lies approximately 5 miles distant with a wider range of independently run shops and larger national stores to include the well renowned Waitrose, with the M5 accessible at Junction 26 within 4 miles of Hemyock. The mainline railway can easily be joined at Taunton or Tiverton Parkway station.

#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold, by private treaty with vacant possession on completion.

**Services:** Mains electricity, mains water, mains drainage, oil central heating, telephone

**Local Authority:** Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, EX16 6PP.

**Property Location:** [w3w.co//hips.gems.hiked](http://w3w.co//hips.gems.hiked)

**Council Tax Band:** C

**Construction:** Traditional cavity construction with a brick outer leaf under a tiled roof

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 1000 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk: Surface Water:** very low **Rivers and the Sea:** very low **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

**Planning:** Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

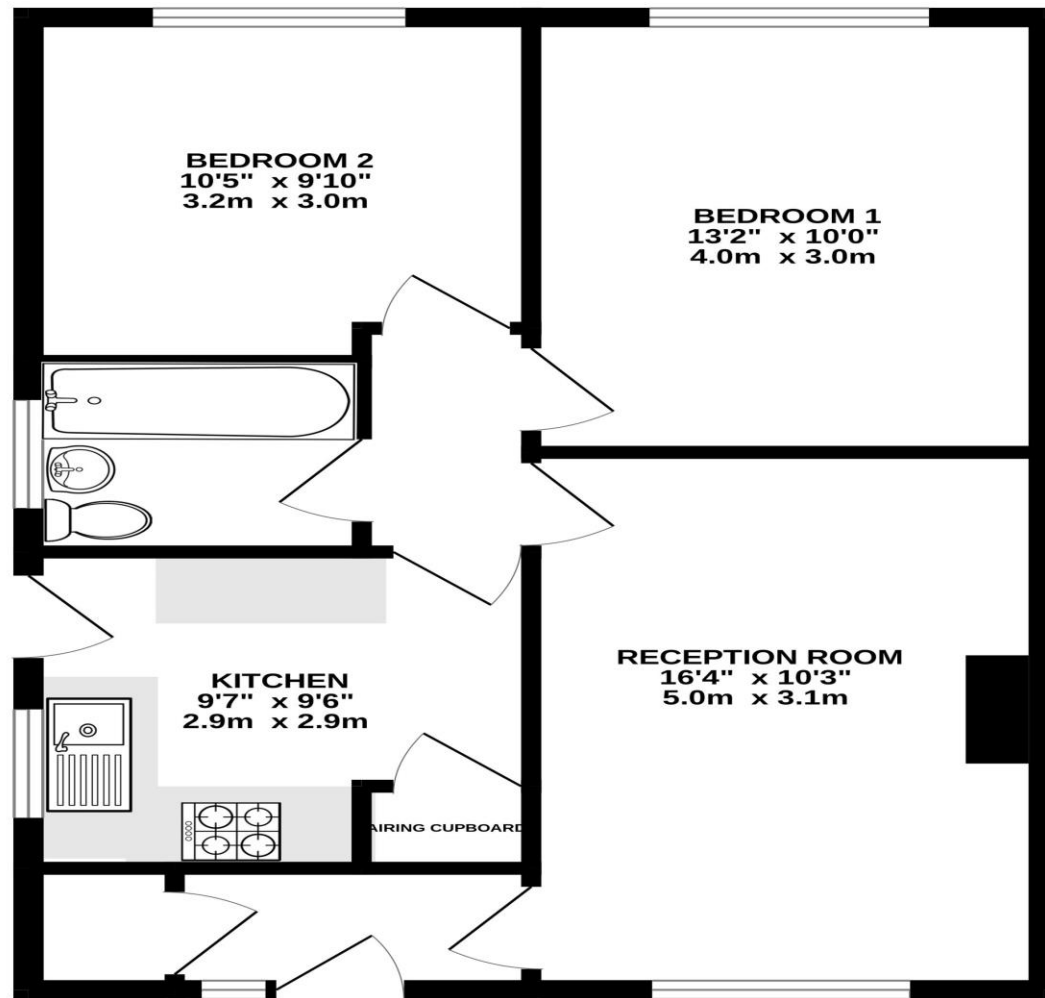
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

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



Offered to the market with vacant possession and **NO ONWARD CHAIN**, 10 Castle Park is perfectly positioned in a tucked away yet central part of this thriving village with a range of local amenities within a short walking distance and views across the Blackdown Hills National Landscape.

The accommodation on offer briefly comprises; front door leading into the entrance hallway with a cloakroom and door to the lounge room which provides ample space for all everyday furnishings and large window to the front elevation. The kitchen sits adjacent to the lounge and is fitted with a range of wall and base units, built in oven and hob, with space for a fridge, freezer.

Both bedrooms are sited to the rear and are both double rooms.

Externally, the property is set back from the road with a small garden laid to lawn, driveway parking leading to the garage fitted with an up and over door and steps up to the front door.

The main garden lies to the rear and is predominantly laid to lawn with mature flower and shrub borders and a patio.



- **NO ONWARD CHAIN**
- Easy walking distance to local amenities
- Semi detached bungalow
- Popular village on the Blackdown Hills
- End of cul de sac
- Garage