



9 The Oaks



Wellington 5 miles | Taunton 10 miles

A recently refurbished two bedroom bungalow located in a cul de sac position with garage.

- Two Bedroom Bungalow
- Sitting room
- Kitchen
- Bathroom
- Conservatory
- Front and rear garden
- Garage
- No Onward Chain
- Council Tax Band B
- Freehold

Offers In Excess Of
£250,000



SITUATION

9 The Oaks enjoys a central position within the popular village of Hemyock, which lies in the heart of the Blackdown Hills National Landscape. The village provides an excellent range of local amenities including a health centre, 2 convenience shops and post office, pre and primary school, churches, a public house, and secondary education at Uffculme. The larger market town of Wellington is approximately 15 minutes by car and offers a further variety of facilities as well as access to the M5 motorway at Junction 26. Rail links to London Paddington are available from Tiverton Parkway, about 7 miles away, with additional mainline connections and a comprehensive selection of shops and schools found in the county town of Taunton. The market towns of Cullompton and Honiton are also within easy reach, both approximately a 20-minute drive.

DESCRIPTION

A two-bedroom semi-detached bungalow comprising an entrance porch, kitchen, sitting room, bathroom and conservatory. To the rear is an enclosed garden, along with a separate garage. The property is offered for sale with no onward chain.

ACCOMMODATION

The property is approached via a front door opening into an entrance porch, with a door leading into the sitting room, which enjoys a front-aspect window. A door from the sitting room opens into the inner hallway. Bedroom one is positioned to the left and benefits from a window to the front. The hallway also offers an airing cupboard and access to the loft space. Bedroom two is located to the rear of the property with a rear-aspect window. The bathroom comprises a shower cubicle, wash hand basin set within a vanity unit and WC. Also accessed from the hallway is the kitchen, fitted with a range of matching wall and base units incorporating

a sink with drainer, integrated oven with induction hob and extractor hood above, integrated dishwasher and washing machine, and space for an integrated fridge/freezer. A door leads through to the conservatory, which features sliding doors opening onto the enclosed rear garden.

OUTSIDE

To the front of the property is an area of lawn with established bordering. To the rear lies a low-maintenance, fully enclosed garden, featuring a generous patio area and sections of AstroTurf. To the side of the property, a lane provides access to the garage, which is fitted with an up-and-over door.

SERVICES

Mains drainage, electric and water. Mobile coverage is good outdoor with O2, Three and Vodafone and good outdoor and variable in home with EE (Ofcom). This property has the benefit of Ultrafast broadband (Ofcom).

AGENTS NOTE

The selling agents give notice under the Estate Agency Act that the vendor of this property is connected to an employee of Stags.

VIEWINGS

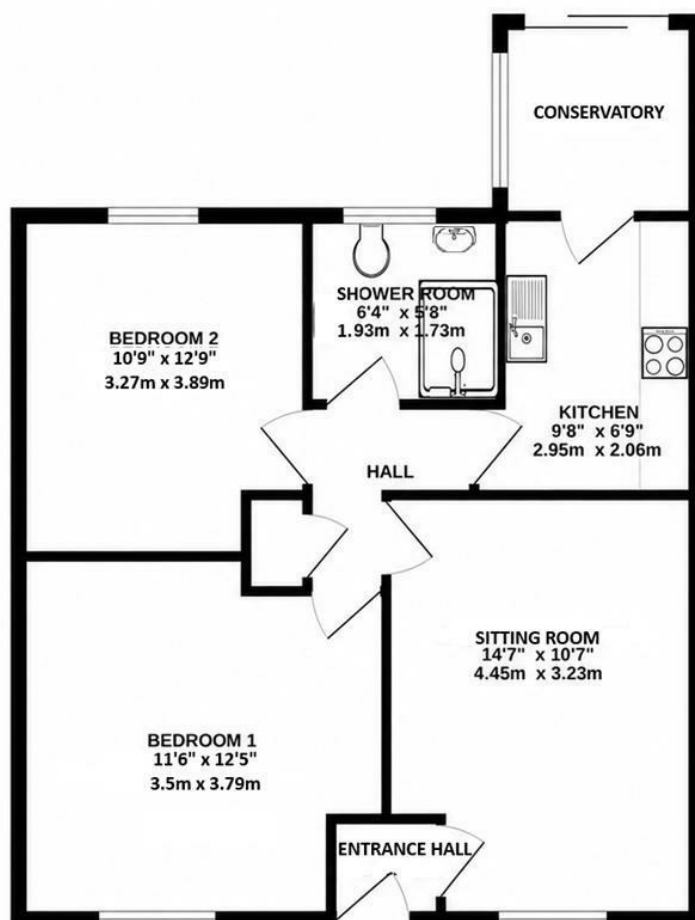
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

From Wellington Bypass head south along Monument Road and at the crossroads at the top of the hill by Wellington Monument continue straight across signposted Hemyock. Drop down into the village passing the Spar shop and take the next left into Hollingarth Way, taking the first right into The Oaks where the property can be found on the left hand side.



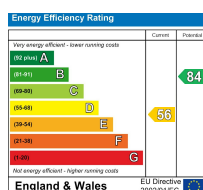
GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 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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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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