



**LOCATION:**

The property is located in the heart of the picturesque village of Hemyock within walking distance of all the local amenities to include local stores, village school, medical facilities, church, junior school, post office, parish hall and playing fields. There is also a good variation of clubs and societies based in this thriving community which falls within the catchment for the popular Uffculme Secondary School. The village is the largest in the Blackdown Hills and is noted for its outstanding natural beauty with a range of outdoor pursuits available nearby to include delightful walks over the neighbouring countryside. Wellington is approximately 5 miles distant with its larger range of independent shops and larger national stores such as Waitrose. The town itself stands between the River Tone and the Blackdown Hills.

**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 the right hand side and the GP's surgery, continue on this road for approximately 1/4 of a mile turning left into Logan Way and follow it to the end bearing left into the cul-de-sac where the property can be found in front of you as indicated by our For Sale board.

**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, LPG gas central heating.

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

**Property Location:** [w3w.co/foil.reporters.competing](http://w3w.co/foil.reporters.competing)

**Council Tax Band:** D

**Construction:** Traditional cavity construction with a brick outer left under a tile 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.

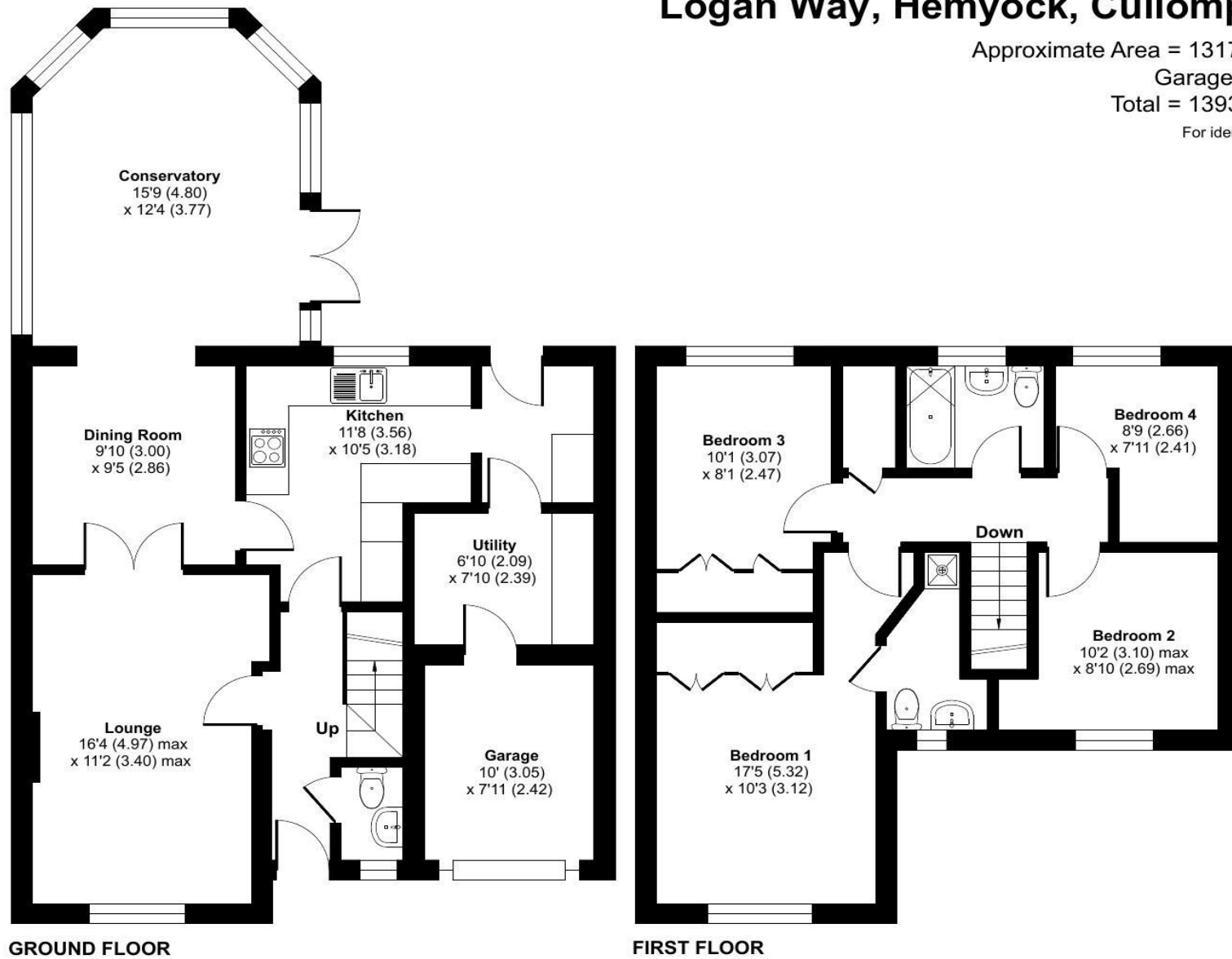
# Logan Way, Hemyock, Cullompton, EX15

Approximate Area = 1317 sq ft / 122.3 sq m

Garage = 76 sq ft / 7 sq m

Total = 1393 sq ft / 129.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1483898

This well-balanced four-bedroom detached house is located on the peripheries of the increasingly popular village of Hemyock situated within the Blackdown Hills. The property is warmed by LPG central heating and benefits from uPVC windows and replacement Anglian uPVC fascias, down-pipes and soffits.

The generous accommodation on offer briefly comprises an entrance hall with stairs rising to the first floor. The sitting room is situated to the front of the property and offers plenty of space for everyday soft furnishings and is complemented by a gas fire creating a real focal point to the room. From the sitting room, double doors open into the family dining room beyond which is a spacious conservatory which is a fabulous space and enjoys views over the rear garden which is accessed via French doors. The comprehensively upgraded "Howdens" kitchen offers a modern range of carefully chosen wall and base units complemented by contrasting worktops and tiled splash backs, along with a double eye-level oven and space for a dishwasher. The adjoining utility benefits from a further range of worktops and space for additional kitchen appliances. From the utility, a door leads into the rear garden with a further door providing direct access into the integral garage which has been divided into a further utility space and separate storage area. Completing the ground floor accommodation is a useful cloakroom.

To the first floor there are four bedrooms, three of which are generous doubles with the master bedroom benefiting from fitted wardrobes and is complemented by an en-suite shower room. Completing the internal accommodation is a fitted family bathroom which offers a white suite with a drench shower over the bath.

Externally, the front garden is predominantly laid to lawn along with a block paviour driveway providing parking for two vehicles which leads to the converted garage with up and over door. Pedestrian side access leads to the level rear garden which has been designed with low maintenance in mind and provides an area of patio along with a decking area which is perfect for entertaining, furthermore there is a useful storage shed. This superb family home offers a fabulous entertaining space and is situated in a tucked away position yet close to the primary school and village amenities.



- Four bedrooms detached house
- Generous conservatory
- End of cul de sac
- Uffculme School catchment
- Close to village amenities
- Popular village estate