



GIBBINS RICHARDS 
Making home moves happen

5 Clist Way, Hemyock, Cullompton EX15 3GB
£415,000

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***Detached * Garage with Parking * Village location ***

An immaculate three-bedroom detached family home situated in Hemyock offering spacious and versatile accommodation. This property is ideal for modern family living, with well-proportioned rooms and a practical layout throughout. Energy rating : B -83

As you enter the property there is a light and airy hallway, providing access to a downstairs cloakroom and a good-sized lounge, a staircase to the first floor and a kitchen/diner. The light and open kitchen/diner has space for dining and entertaining. Two large patio doors lead to the fully enclosed mature, west facing garden. Upstairs there are three double bedrooms. The main bedroom has its own ensuite shower room with modern Porcelanosa tiles and a rainfall shower. The remaining bedrooms offer flexibility to use for family, guests or homeworking. The contemporary family bathroom also has Porcelanosa tiling and has a fitted shower over the bath. Externally, an adjacent driveway with parking for two cars leads to a generous single garage with several power points and lighting. A side gate gives access to the rear garden. The enclosed, low maintenance rear garden, is mainly laid to lawn and has a patio area ideal for alfresco dining. The property is on a small new development on the edge of Hemyock which is part of the Blackdown Hills, an Area of Outstanding Natural Beauty. Hemyock offers quiet countryside living in a well serviced village with a friendly community and has many local activities. There is easy access to the M5 and larger towns, making it convenient for commuting whilst living in a rural setting.

Tenure: Freehold / Energy Rating: B / Council Tax Band: D

Approx. 1068 sq.ft/ 99.2 sq.m
Three Bedrooms
Detached House
Built by Cavanna Homes in 2023
Air source heating
Cul de sac position
Larger than average single garage
Good local schools
West facing garden





Accommodation

Hallway

Cloakroom

Lounge 16' 10" x 11' 3" (5.13m x 3.43m)

Kitchen/Diner 18' 5" x 15' 0" (5.61m x 4.57m) The

Landing

Bedroom One 11' 8" x 11' 6" (3.55m x 3.50m)

En suite

Bedroom Two 12' 11" x 10' 9" (3.93m x 3.27m)

Bedroom Three 12' 4" x 7' 8" (3.76m x 2.34m)

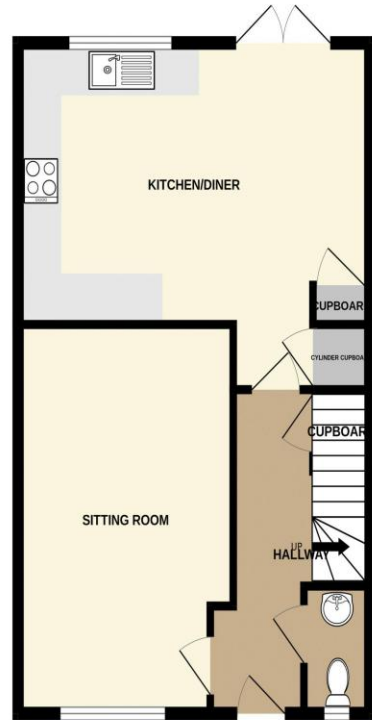
Bathroom 8' 0" x 6' 11" (2.44m x 2.11m)

Outside

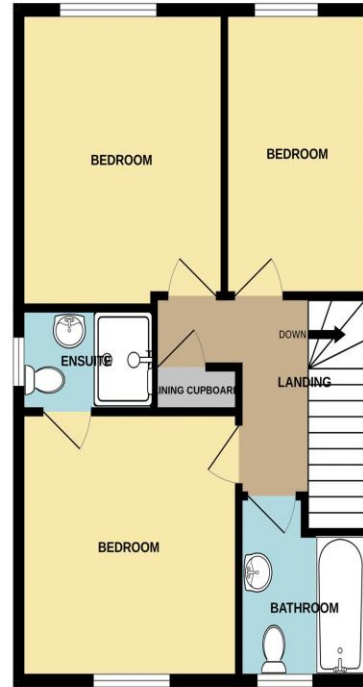
Large single garage with power and lighting, a landscaped front garden and a good-sized rear garden. The property also benefits from driveway parking for at least two cars. Front porch light. Rear garden motion sensor light. Double external power point. Within the finished development there are nature areas.



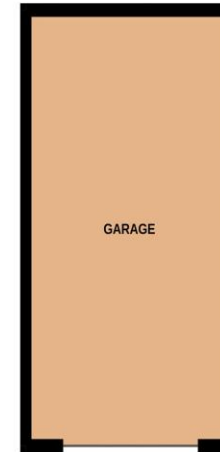
GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



GARAGE
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 1305sq.ft. (121.2 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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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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