



6 High Street, Cullompton, Devon, EX15 1AA

# seddon's



## 4 Churchills Rise, Hemyock, Cullompton, Devon, EX15 3AU

Guide Price £350,000

- Well appointed kitchen/dining room
- Three doubles and single bedroom
- Modern family bathroom
- Driveway parking
- Quiet cul-de-sac position
- Generous sitting room with patio doors
- En-suite to principal bedroom
- Enclosed level lawned garden
- Generous single garage with access to garden
- Level walking distance to the village centre

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# 4 Churchills Rise, Cullompton EX15 3AU

\*Watch the Seddons' Video Tour\* Offering spacious accommodation, this four bedroom semi-detached family home is in excellent order throughout and is situated in a sought after cul-de-sac location, close to the village centre, within walking distance of amenities.



Council Tax Band: D



---

The property has been beautifully presented and maintained by the current owners, with light and generous proportioned reception rooms downstairs and good sized bedrooms, two with fitted wardrobes upstairs.

The kitchen is fitted with an ample array of storage cupboards with work surfaces above and integrated double oven and ceramic hob with chimney extractor. The dining area allows for a good sized dining table and chairs.

A spacious and light sitting room benefits from French doors with double windows either side, providing attractive views out over the garden and access onto the patio.

Upstairs there are three double bedrooms with an en-suite shower room and built in wardrobes in the principal bedroom and additional single bedroom with fitted wardrobes.

The family bathroom is fitted with a white suite.

Outside there is an enclosed level garden laid with a paved patio area and lawn with door providing access into the garage.

To the side, there is driveway parking in front of the garage.

The property is uPVC double glazed throughout with a new oil fired central heating boiler installed in 2024.

Services: Mains electricity, water & drainage with oil fired central heating.

Tenure: Freehold

Council Tax: Band D

Local Authority: Mid Devon District Council

Hemyock has a good range of local amenities including a doctors' surgery, mini-market, post office, primary school, local pub, recreation facilities, clubs and churches. The primary school feeds into Uffculme School, rated 'Outstanding' by Ofsted. There are bus services through the village

and easy access to the motorway and Tiverton Parkway Station for commuting.

Exeter c. 25 miles

Taunton c.11 miles

Wellington and Junction 26 M5 c. 5.5 miles

J27 M5 & Tiverton Parkway Station c. 8.5 miles

Cullompton and Junction 28 M5 c. 12 miles

Please see the floor plan for the dimensions. The internal photos have been taken with a wide-angle lens to show more of the rooms.



## Directions

DIRECTIONS:

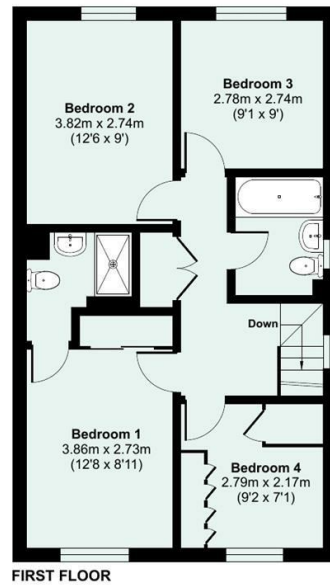
## Viewings

Viewings by arrangement only. Call 01884 32100 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Approximate Area = 1180 sq ft / 109.6 sq m  
 Garage = 181 sq ft / 16.8 sq m  
 Total = 1361 sq ft / 126.4 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). © ncthem 2025. Produced for Seddon Estate Agents LLP. REF: 1358619

