STAGS



39 Hollingarth Way







Wellington 5.3 miles | Tiverton 15.8 miles | Taunton 11.9 miles

A well-presented family home enjoying a popular village location within the Blackdown Hills National Landscape.

- Semi-detached
- Three bedrooms
- Sitting room
- Kitchen/Dining room
- Family bathroom
- Front and rear gardens
- Garage
- Sought after village location
- Council Tax Band C
- Freehold

Guide Price £285,000

SITUATION

Situated in the heart of the sought-after village of Hemyock, within the picturesque Blackdown Hills National Landscape, the property enjoys a convenient and well-connected setting. The village offers a range of everyday amenities, including a health centre, primary school, public house, churches and easy access to the highly regarded secondary school in nearby Uffculme. The larger market town of Wellington lies approximately 15 minutes away and provides an extensive range of shopping, educational and recreational facilities, together with access to the M5 motorway at Junction 26. Rail services to London Paddington are available from Tiverton Parkway, approximately 9.8 miles distant, while the county town of Taunton offers further mainline rail connections and a wider selection of facilities. The market towns of Cullompton and Honiton are also within easy reach, both being approximately 20 minutes by car.

DESCRIPTION

39 Hollingarth Way is a well-presented family home situated in the popular village of Hemyock, within the Blackdown Hills National Landscape. The property offers accommodation comprising a sitting room, kitchen/dining room, three bedrooms and a family bathroom. Externally, the property benefits from a lawned front garden, off-road parking, a garage and an enclosed rear garden.

ACCOMMODATION

The front door opens into a welcoming entrance hall with stairs rising to the first floor and a door leading into the sitting room. Enjoying a front aspect window and useful storage cupboard, the sitting room provides a comfortable reception space and flows seamlessly into the kitchen/dining room. The kitchen is fitted with a range of wall and base units with worktops over and offers space for an oven, dishwasher and washing machine. A door from the kitchen provides access to the rear garden.

On the first floor, the principal bedroom is positioned to the front of the property, while the second double bedroom and third single bedroom overlook the rear. These rooms are served by the family bathroom, which is fitted with a shower, WC and wash hand basin. Completing the first-floor accommodation is a useful airing cupboard.

OUTSIDE

Externally, the property benefits from a lawned front garden together with a driveway providing off-road parking and access to the garage. To the rear, the garden is predominantly laid to lawn and features an attractive paved terrace, creating an ideal space for outdoor dining and entertaining.

SERVICES

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

VIEWINGS

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

DIRECTIONS

From Wellington, proceed south along Monument Road and continue straight across at the crossroads by Wellington Monument, signposted for Hemyock. Follow the road into the village, passing the Spar shop on your right, and take the next left-hand turning into Hollingarth Way. Continue to the end of the road and turn left, where the property will be found on the left-hand side.



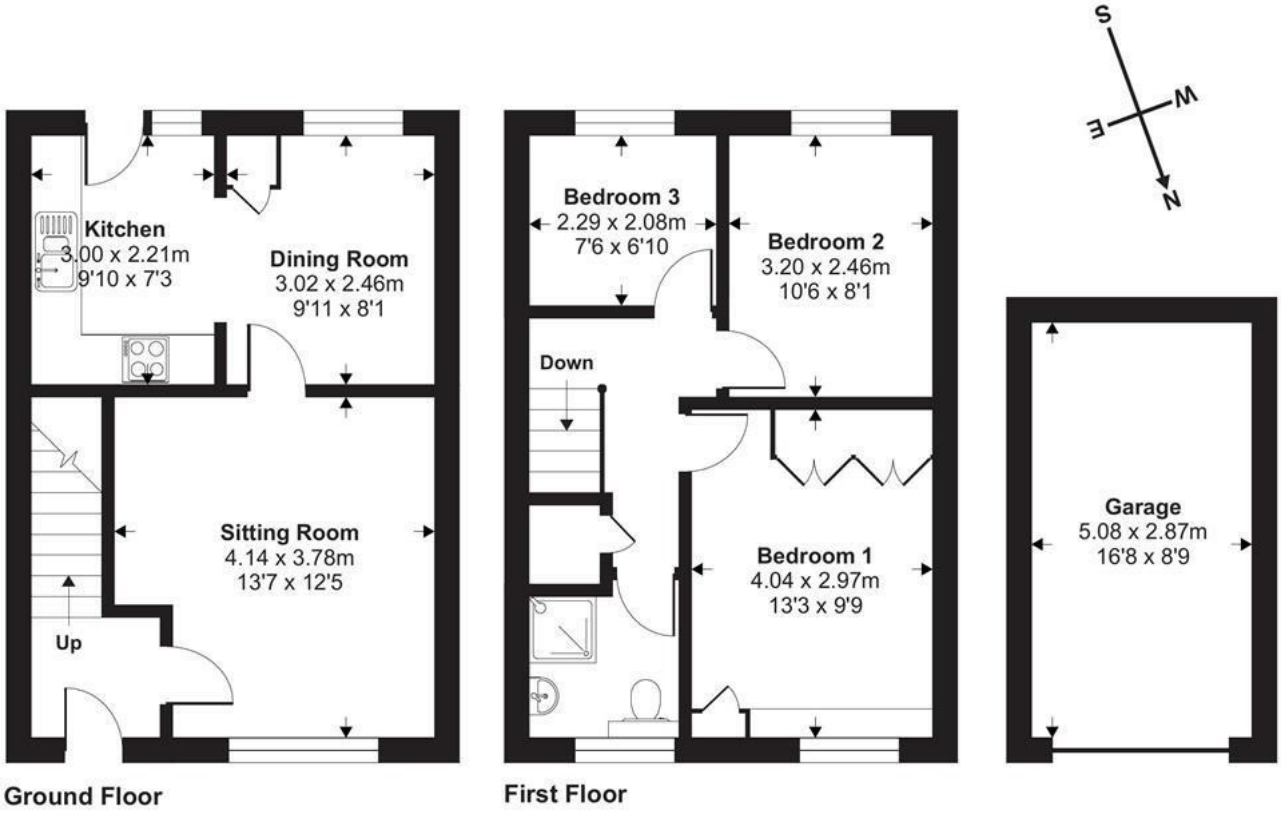






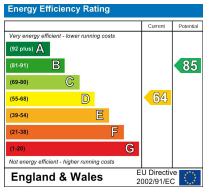


Approximate Area = 780 sq ft / 72.4 sq m
Garage = 147 sq ft / 13.7 sq m
Total = 927 sq ft / 86.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1530514

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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