



**35 Parklands, Hemyock, Cullompton EX15 3RY**  
**Asking Price £350,000**

Welden   
**Edwards**  
*Supporting your every move*

***This attractive four-bedroom detached family home sits within a sought-after development in the picturesque village of Hemyock, a stones throw from the local primary school and village amenities. Offering generous and well-designed living space throughout, the property also benefits from private driveway parking.***



## Description

Stepping through the front door, you are welcomed into a bright and inviting entrance hall. From here, a door leads into the spacious lounge, where a beautiful bay window floods the room with natural light. A woodburner adds a cosy focal point, perfect for the colder months. Double doors then open into the impressive kitchen-diner.

The kitchen is fitted with a stylish range of blue wall and base units, offering space for a cooker and plumbing for a dishwasher, along with a practical breakfast bar. The dining area is generously sized and can comfortably accommodate a 6–8 seater table. From here, doors open into the lovely conservatory, an ideal spot to relax while enjoying views over the rear garden.

A door from the conservatory leads into the utility room, which provides plumbing for a washing machine and space for a tumble dryer, as well as access to the garage. Completing the ground floor is a convenient WC and a side door opening out to the rear garden.

Ascending to the first floor, you will find four bedrooms and the family bathroom. Bedroom One is a spacious double featuring the added luxury of a walk-in dressing area and an ensuite with a shower cubicle, WC, and hand basin. Bedrooms Two and Three are also generous doubles, each with built-in wardrobes, while Bedroom Four offers a well-proportioned single room. The family bathroom includes a bath with shower over, WC, and hand basin.

Outside, the rear garden is designed for low maintenance, with a dedicated patio area and the remainder laid to lawn.

To the front, there is driveway parking for one car, along with an up-and-over door providing access to the garage.

## Council Tax, Tenure & Services

Council Tax Band - D

Freehold

Mains Electric & Water, Air Source Heat Pump

Ofcom Broadband Speeds- Ultrafast 1000 Mbps

Ofcom Mobile Signal-EE, Vodafone Likely - O2, Three Limited

## Hemyock

Parklands is a popular development located in Hemyock. Number 35 is located next to Hemyock Junior school making this family home perfectly located. Hemyock benefits from shops, post office, public house, church and sits in the desirable Uffculme School Catchment area. The nearest town is Wellington located approximately 5 miles away, the M5 is accessed via Junction 26 some 4 miles from Hemyock.

## Sales Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

## Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

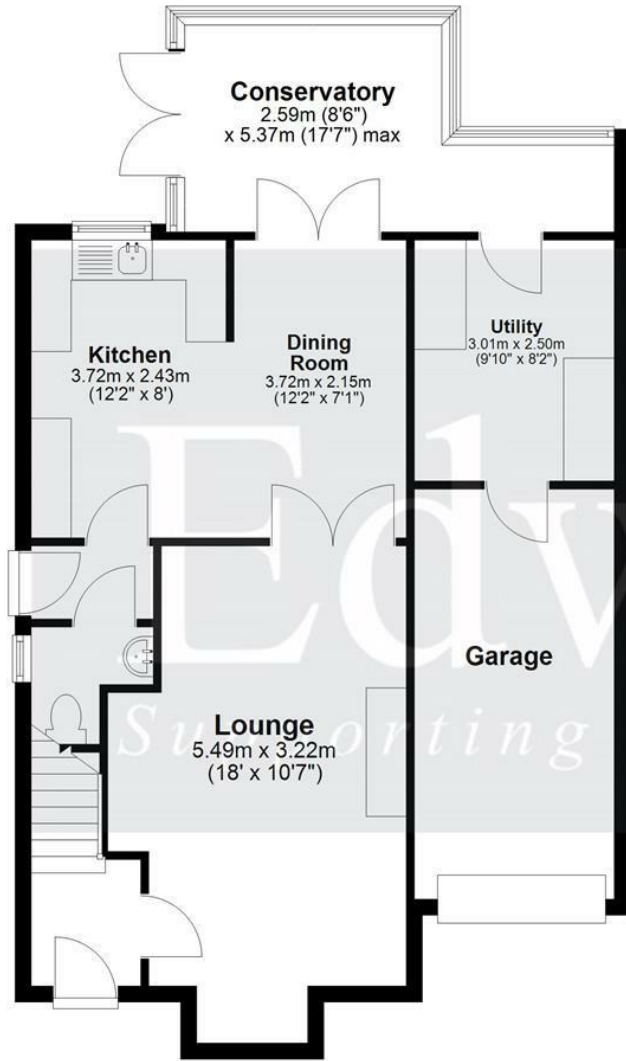






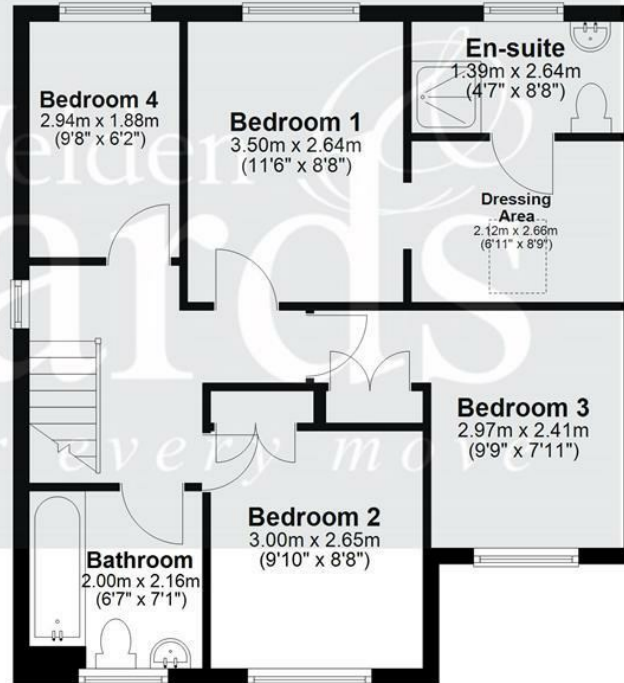
### Ground Floor

Approx. 77.0 sq. metres (829.1 sq. feet)



### First Floor

Approx. 54.6 sq. metres (588.1 sq. feet)



Total area: approx. 131.7 sq. metres (1417.3 sq. feet)

This plan is for guidance only and is not to be relied upon.  
Measurements are approximate.  
Plan produced using PlanUp.

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>			
(55-68) <b>D</b>		59	69
(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	

