



LOCATION: Situated on both sides of the River Culm, and joined by an old stone bridge, Culmstock is a picturesque parish village nestled within the Culm Valley at the foot of the Blackdown Hills. This thriving village offers an excellent range of facilities including deli style shop and café known as The Strand, popular public house, garage, primary school and church. The nearby settlements of Hemyock and Uffculme provide further amenities such as doctors surgery and the highly respected Uffculme Secondary School. Junction 27 of the M5 is approximately 4 miles distant and the mainline railway station, Tiverton Parkway is located close by.

DIRECTIONS: From Junction 27 of the M5, head towards Wellington on the A38. After approximately 3 miles turn right at the crossroads signposted Culmstock. As you enter the village of Culmstock follow the road around to the right hand side where the property will be seen after a short distance on the right 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, air source heat pump, telephone

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

Property Location: w3w.co///sensibly.reported.answers

Council Tax Band: tbc

Construction: Traditional cavity construction with a rendered outer leaf under a slate roof

Broadband and mobile coverage: We understand that there is good outdoor mobile coverage. The maximum available broadband speeds are 78 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: medium **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

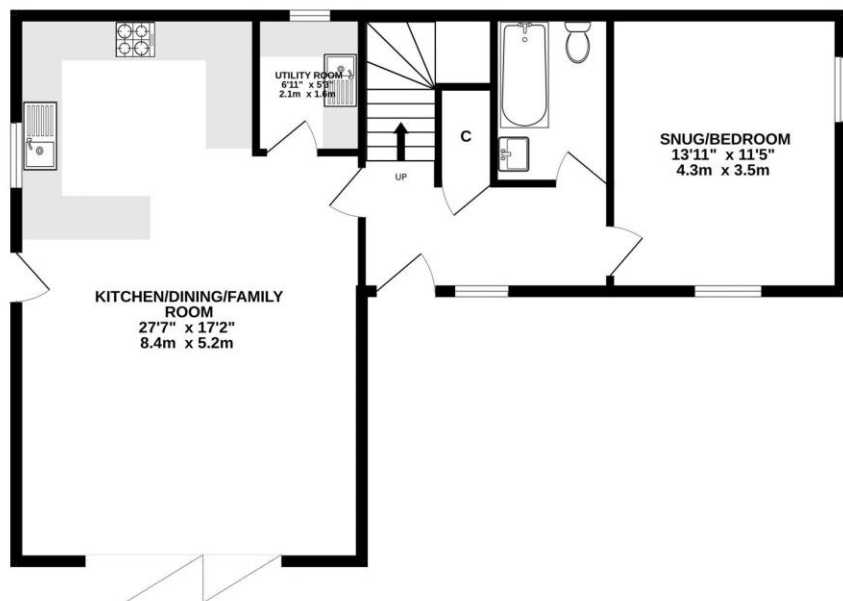
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER 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:

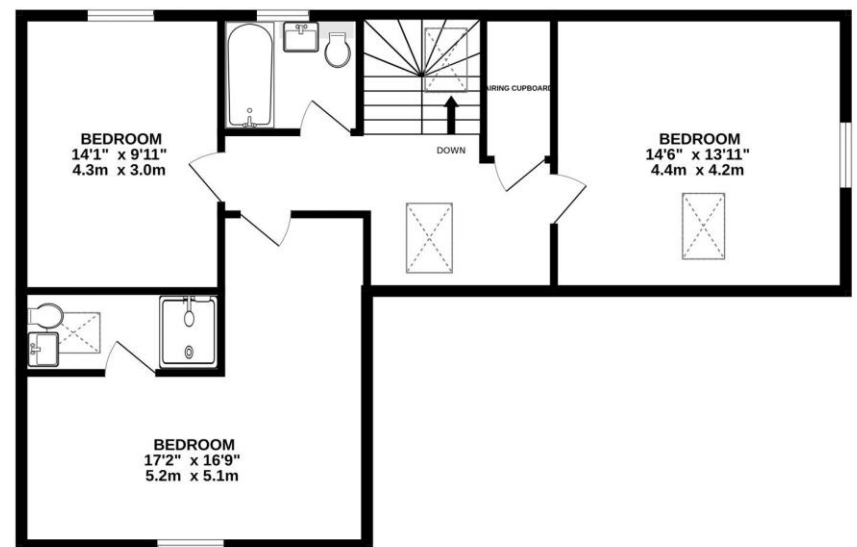
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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.

GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 1595 sq.ft. (148.2 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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A brand new 3/4 bedroom detached house built using traditional methods by a local independent builder, situated in the heart of the thriving village of Culmstock which is located within the Blackdown Hills, an Area of Outstanding Natural Beauty with local amenities in walking distance. The property is in the Uffculme School catchment area and is offered to the market with NO ONWARD CHAIN.

The accommodation on offer briefly comprises; front door opens into the entrance hallway with stairs rising to the first floor, downstairs bathroom and doors to the principal rooms. The highlight of this home is the large kitchen/dining/family room which offers space for all everyday soft furnishings including a dining table and chairs and benefits from bi-folding doors to the garden. The kitchen itself is fitted with a comprehensive range of modern wall and base units integrated fridge/freezer, dishwasher, oven and hob. The adjoining utility room benefits from additional storage, a sink and plumbing for appliances.

To the other side of the property is an additional room which could be used as either a second reception room or a ground floor double bedroom which lies adjacent to the ground floor bathroom.

To the first floor, there are three double bedrooms serviced by the family bathroom. The master bedroom also has the benefit of an en-suite shower room.

Externally, the property is set back from the road with off road parking for three vehicles and an outbuilding.



- Brand new 3/4 bedroom chalet style home
- Flexible living/sleeping accommodation
- Large open plan kitchen/dining/family room
- Off road parking for 3 vehicles
- Popular village location
- Outdoor store room
- 10 year builders warranty with ICW

