



**SITUATION:** 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, village hall and church. The nearby settlements of Hemyock and Uffculme provide further amenities such as doctors surgery, post offices 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. Upon entering the village, pass the primary school on the left hand side and follow the road as it bears round to the right into Harts Row. Follow this road along and The Old Mill can be found on the right hand side with the communal parking area to be found to the rear.

**LEASEHOLD AND SERVICE CHARGES INFORMATION:** LEASEHOLD INFORMATION: of 150 years from 25th March 1988. The owners own a share of the Freehold so there is no ground rent payable. Service chargeable of £96.33 per month which covers the cleaning of the communal areas, garden maintenance and window cleaning.

#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Leasehold, by private treaty with vacant possession on completion.

**Services:** Mains electricity, mains water, mains drainage, electric heating.

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

**Property Location:** [w3w.co//halt.hiring.bidder](http://w3w.co//halt.hiring.bidder)

**Council Tax Band:** A

**Construction:** Stone and brick with part rendered elevations under a tiled roof

**Broadband and mobile coverage:** We understand that there is limited mobile coverage. The maximum available broadband speeds are 70 Mbps download and 17 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk: Surface Water:** very low

**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

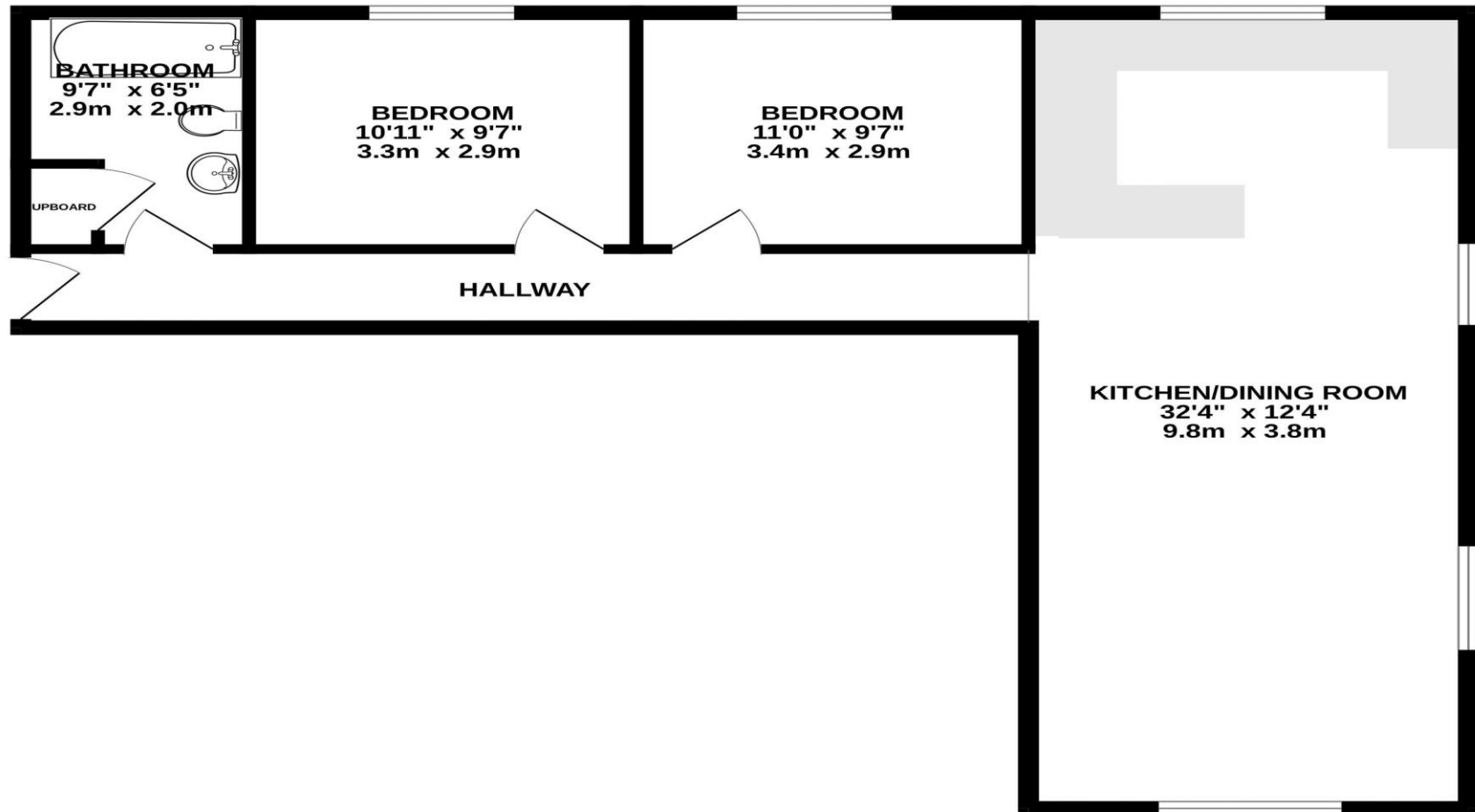
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER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

**SECOND FLOOR**  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 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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**11 The Old Mill** is a well presented two bedroom second floor flat located within this beautiful Old Mill and situated in the idyllic village of Culmstock within walking distance of local amenities and situated within the popular Uffculme School catchment area, benefitting from two allocated parking spaces with **NO ONWARD CHAIN**.

The property comprises in brief; a door leading into the hallway providing access to the principal rooms. The 32ft open plan kitchen/dining/living area is light and spacious with triple aspect and elevated views of the nearby countryside. The kitchen benefits from plenty of wall and base units with contrasting worktops and tiled splashbacks along with a stainless-steel sink, eye-level double oven, induction hob and extractor fan. There is also space for a fridge freezer, washing machine, dishwasher and dining furniture.

The property features two double bedrooms both of which are serviced by the bathroom which offers a white three-piece suite with a shower over the bath, heated towel rail and airing cupboard.

Externally, there are two parking spaces and a shared garden which is well maintained and designed with low maintenance in mind. Neutrally decorated throughout in soft tones and benefiting from uPVC double glazing and electric heating, the property offers an excellent first time purchase, second home or investment opportunity.



- **NO ONWARD CHAIN**
- **Top floor apartment with countryside views**
- **Neutrally decorated throughout**
- **Two double bedrooms**
- **Two parking spaces**
- **32ft kitchen/diner/lounge**

