



12 Tedders Close

12, Tedders Close, Hemyock, Cullompton, EX15 3XD



SITUATION

Situated in the village of Hemyock, within the Blackdown Hills - an Area of Outstanding Natural Beauty. The village offers a good range of local services, including a health centre, primary school, nearby secondary school (Uffculme), church, a public house, a Spar shop, and a Post Office with a convenience store. Hemyock is approximately a 10-minute drive from the larger market town of Wellington, which provides access to the M5 and a wider range of facilities. The nearest railway station is Tiverton Parkway, around 7 miles away, offering convenient rail connections. Further mainline rail services, along with an extensive selection of shops and educational facilities, can be found in the County Town of Taunton. The market towns of Cullompton and Honiton are also both within a 20-minute drive.

DESCRIPTION

A refurbished 4 bedroom family home in a quiet cul de sac within a popular village. Comprising a large sitting room, fitted kitchen and bathroom. Outside, there are surrounding gardens, a single garage and driveway for a further two cars. Offered for sale with no onward chain.

ACCOMMODATION

A spacious and well-presented bungalow offering a versatile accommodation and modern upgrades throughout, set within attractive gardens. Upon entering, a wide L-shaped reception hall provides a welcoming first impression, featuring a Dimplex Quantum electric heater, large airing cupboard with immersion heater, additional storage cupboard, and wood laminate flooring. There is access to the loft, which offers two areas of part-boarded storage space. A cloakroom is positioned off the hallway and comprises of a WC, wash basin and vinyl flooring. The generous sitting room provides ample space for both sitting and dining areas and benefits from a feature wood-burning stove, Dimplex Quantum heater, TV point and wood laminate flooring. Sliding white uPVC glazed doors open directly onto the garden, allowing natural light to flood the room. The kitchen is well-equipped with a range of ivory wall and floor units, generous worktop space, a stainless steel sink unit, and a Bosch electric halogen hob with extractor hood above. Further integrated appliances include an electric ceramic hob and oven, under-counter fridge and freezer, with plumbing in place for a washing machine.

There are four bedrooms, all well-proportioned. Bedroom one is a spacious double with a dual aspect, electric heater and French doors provide further access to the garden. Bedroom two is a comfortable double with an electric heater.

Bedroom 3 is double-sized room features an electric heater, Bedroom four, is a large single room. The refurbished bathroom is fitted with a modern white suite including a bath with shower attachment from mixer taps, wash basin, and WC. A separate enclosed shower cubicle houses an electric shower. Additional amenities include a heated towel rail, wall-mounted electric fan heater and ceramic tiled flooring.

OUTSIDE

Gardens surround the property with a driveway for two vehicles. The front garden is laid to lawn with small borders and low box hedging. The main rear garden is enclosed and laid to lawn with planted borders, a variety of hedging, mature shrubs, and a side gate giving access to the drive. A tarmac driveway provides parking for two vehicles nose to nose and leads to a single garage.

SERVICES

Mains drainage, electricity and water. Electric heating. Mobile coverage limited inside and outside with 02 and EE and good outdoor coverage with three and Vodafone (Ofcom).

VIEWINGS

Call Stags Wellington Office on 01823 662822 for further information.

DIRECTIONS

From the Stags Wellington office head south-east on White Hart Lane towards High Street/B3187, take South Street to Wellesley Park and then turn onto Hoyles Road to Oldway Road and turn immediately left. Following Wellington Hill and Combe Hill to Hollingarth Way in Hemyock. Continue on Hollingarth Way. Turning left into Tedders Close where the property will be found at the end on the right hand side.

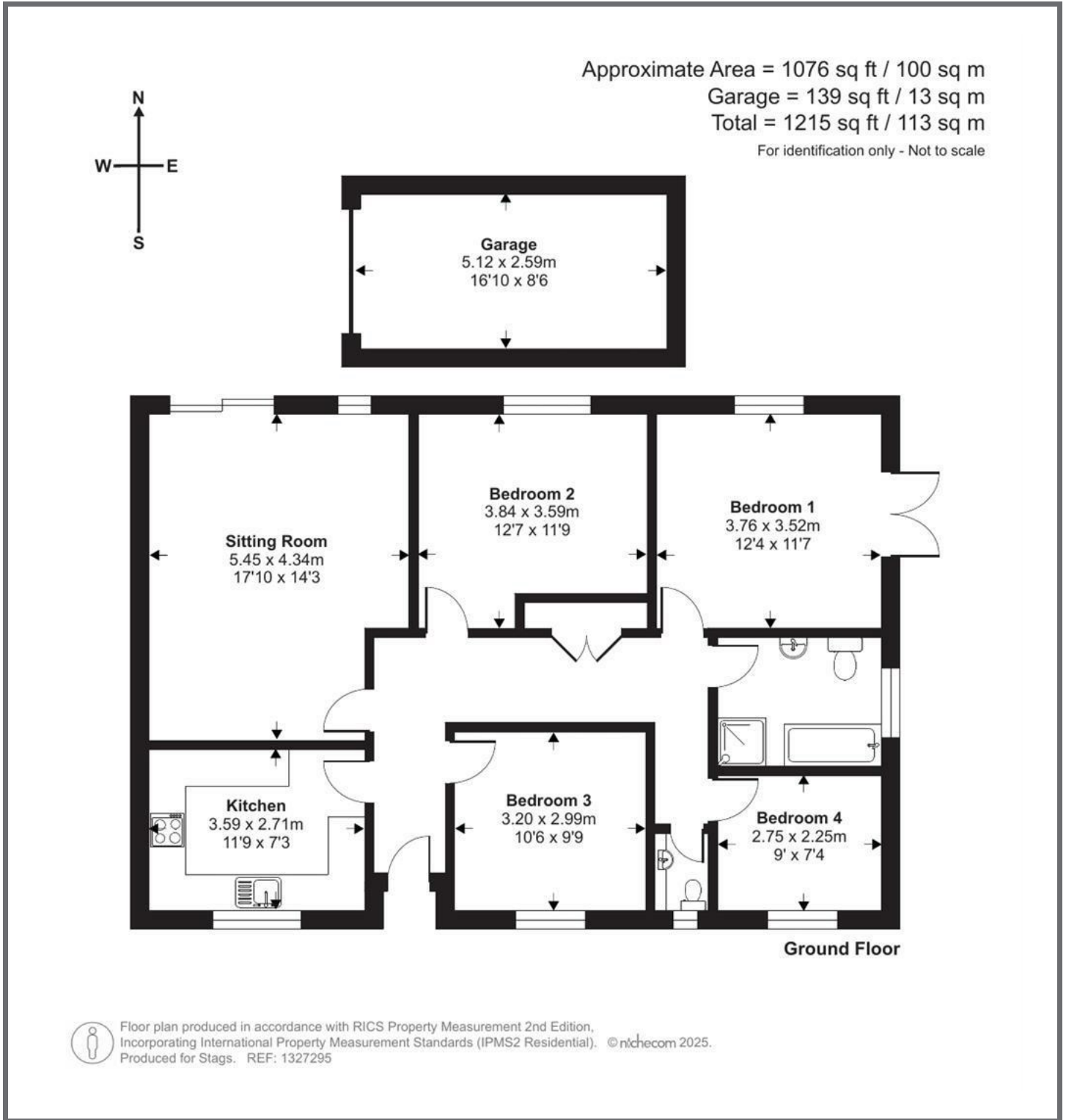
M5 (J26) / Wellington 5 miles / Taunton 10 miles

A refurbished bungalow in cul de sac position in a popular village location.

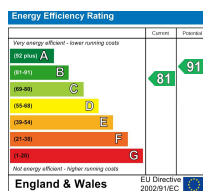
- 4 Bedrooms & Bathroom
- Sitting Room
- Kitchen
- Front & Rear Garden
- Garage
- Fantastic Village Location
- Within An Area of Outstanding Natural Beauty
- No Onward Chain
- Freehold
- Council Tax Band C

Guide Price £350,000





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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