61 Castle Park
Hemyock, Cullompton,
EX15 3SB
£210,000 Freehold

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Wilkie May & Tuckwood







SITUATION: Castle Park is a popular development within a short stroll from the centre of the village. Hemyock itself provides a wide range of amenities to include shops, post office, public house, church, and junior school, and sits within the sought after Uffculme School catchment area. There are host of leisure facilities in and around the village and a wide variety of social clubs and associations. The market town of Wellington lies approximately 5 miles distant with a wider range of independently run shops and larger national stores to include the well renowned Waitrose, with the M5 accessible at Junction 26 within 4 miles of Hemyock. The mainline railway can easily be joined at Taunton or Tiverton Parkway station.

DIRECTIONS: From Junction 26 of the M5 Motorway exit at Wellington and at the roundabout with the A38 take the first exit signposted Exeter. After approximately 1 mile turn left (immediately after the turning signposted Ford Street) into Monument Road. Continue to the top of the hill and at the staggered crossroads continue straight over signposted Hemyock. Continue down into Hemyock passing the Spar shop on your right following which take the second right into Castle Park where the property can be found on the right hand side as indicated by our For Sale Board.

AGENTS NOTE: There may be asbestos within the roof of the single garage which is located in a block close by.

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, electric heating, telephone
Local Authority: Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, EX16 6PP.
Property Location: w3w.co//lined.loitering.plugged
Council Tax Band: C
Construction: Traditional cavity construction with a brick outer leaf under a tiled roof
Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on https://checker.ofcom.org.uk/.
Flood Risk: Surface Water: very low **Rivers and the Sea:** 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.

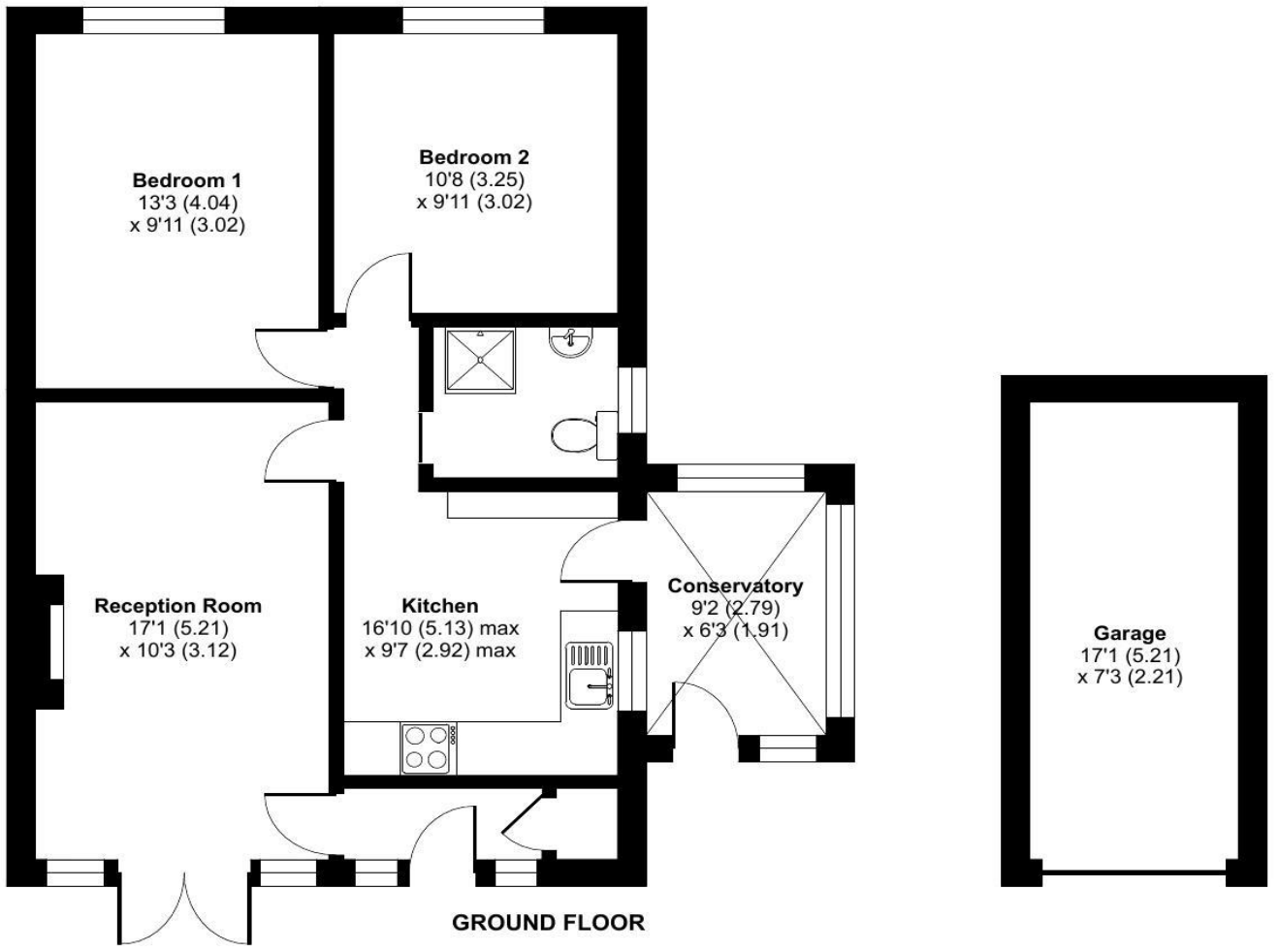
The Property Ombudsman rightmove

Tel: 01823 667799
29 High Street, Wellington, Somerset TA21 8QT

WM&T

Castle Park, Hemyock, Cullompton, EX15

Approximate Area = 703 sq ft / 65.3 sq m
Garage = 126 sq ft / 11.3 sq m
Total = 829 sq ft / 77 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 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1494693

Offered to the market with NO ONWARD CHAIN is this two-bedroom semi-detached bungalow sitting on a generous level plot with a single garage in a block all set within an established popular estate within a similar mix of bungalows.

The well-balanced accommodation, which has two access points briefly comprises a uPVC door leading into a useful porch which is connected to power and is currently used as a utility space with plumbing for a washing machine. The adjoining kitchen offers a matching range of wall and base units with contrasting worktops and tiled splashbacks along with a double eye level oven, an inset electric hob, space for a fridge and slimline dishwasher.

The sitting room is situated at the front of the property and offers French doors which have been carefully positioned to enjoy views over the front aspect, this room also benefits from a capped fireplace and surround creating a focal point to the room, furthermore there is a storage cupboard off the lounge which is perfect for shoes and coats.

The sleeping accommodation lies to the rear of the property and offers two double bedrooms each with pleasant views over the rear garden, both bedrooms are serviced by a practical shower room complete with single walk-in shower cubicle, a white low-level W.C and wash hand basin all of which are complemented by a heated towel rail.

Externally the property offers a pleasant approach and enjoys gardens surrounding the bungalow on three side which are predominately laid to lawn with a mixture of mature shrubs and planting, the gardens are complemented by a useful shed and greenhouse. There is also a single garage in a block close-by.





- **NO ONWARD CHAIN**
- **Easy walking distance to village amenities**
- **Semi detached**
- **Popular village location within the Blackdown Hills**
- **Generous level plot**
- **Garage**



