





**DERBYSHIRE'S**  
— *Estate Agents* —



27 Hollingarth Way, Hemyock, Cullompton,  
EX15 3XB



Situated in the highly sought-after village of Hemyock, this three-bedroom semi-detached home presents a fantastic opportunity for buyers looking to modernise and add value. Requiring refurbishment throughout, the property is attractively priced to reflect the work needed, making it ideal for investors, developers, or those seeking a project in a desirable countryside setting.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
			

- Priced To Sell
- No Onward Chain
- In Need Of Refurbishment Throughout
- Three Bedrooms
- Semi Detached
- Garage & Driveway Parking
- Sought After Village Location
- Countryside Views

27 Hollingarth Way, Hemyock, Cullompton, EX15 3XB  
**£225,000**

### **3 BEDROOM SEMI-DETACHED HOME IN HEMYOCK VILLAGE –**

Situated in the highly sought-after village of Hemyock, this three-bedroom semi-detached home presents a fantastic opportunity for buyers looking to modernise and add value. Requiring refurbishment throughout, the property is attractively priced to reflect the work needed, making it ideal for investors, developers, or those seeking a project in a desirable countryside setting.

The ground floor accommodation comprises a spacious open-plan lounge/dining room, enjoying a double aspect that allows for plenty of natural light and creates a bright, airy living space. To the rear, there is a kitchen and a small conservatory overlooking the garden, offering additional reception space with potential for improvement. Upstairs, the property provides three

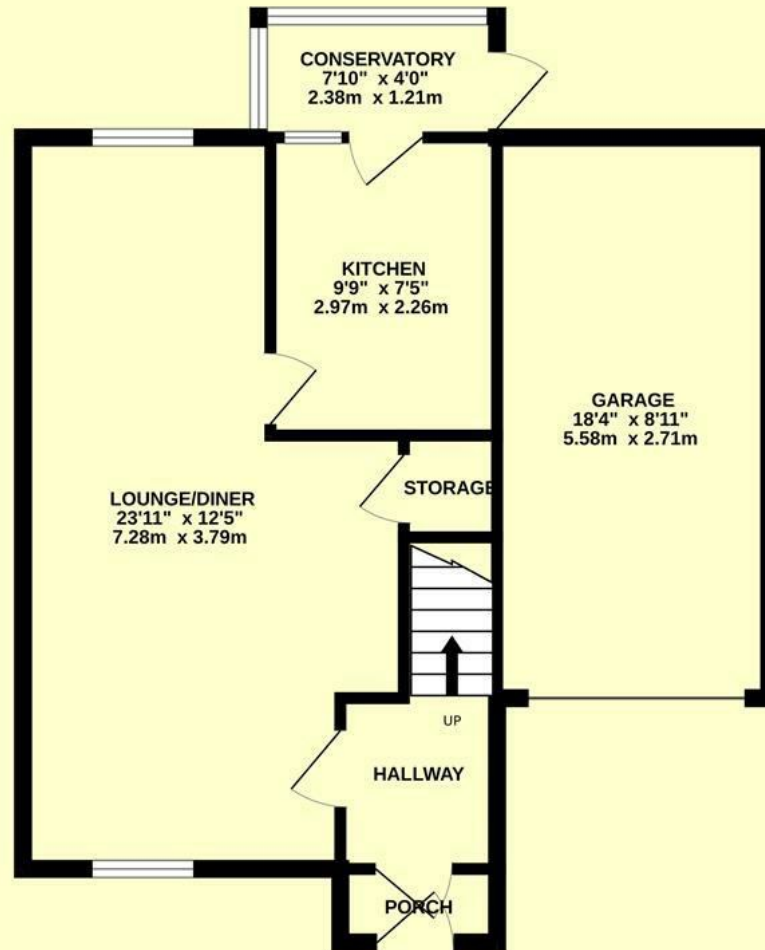
well-proportioned bedrooms, offering excellent scope to create a comfortable family home tailored to your own taste and style.

Externally, the property benefits from a private driveway providing off-road parking, along with a garage for additional storage or secure parking.

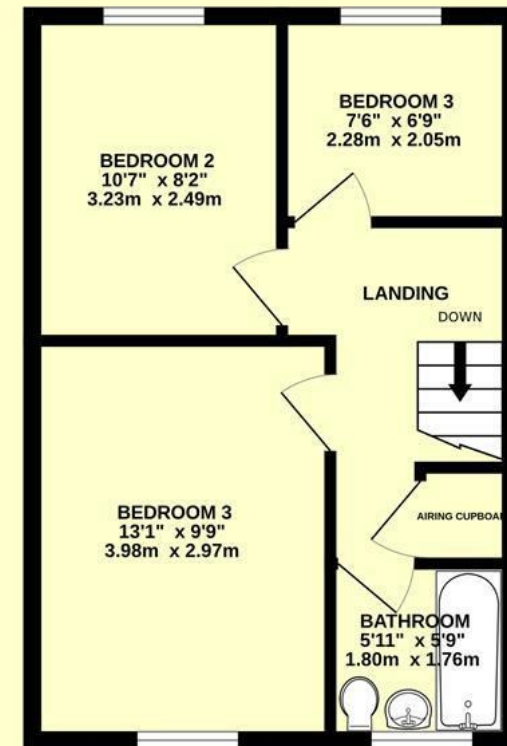
The enclosed rear garden enjoys pedestrian gated access to the front and offers a safe and private outdoor space with attractive countryside views — perfect for those who appreciate village living and a rural outlook.

Located within a popular village community, Hemyock offers a charming rural lifestyle while remaining within easy reach of nearby towns and transport links.

GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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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Directions -







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