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12 Lower Greenfield



12, Lower Greenfield, Hemyock, Cullompton, EX15 3FP



M5 (J26) Wellington 5 miles / Taunton 10 miles

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## A modern 3 bedroom family home in a popular village location

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- Modern Detached Home
- 3 Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Garden
- Garage and Parking
- Freehold
- Council Tax Band D

Offers In Excess Of  
£390,000



### SITUATION

12 Lower Greenfield is situated close to the centre of the village of Hemyock situated within the Blackdown Hills which are designated an Area of Outstanding Natural Beauty. Hemyock provides a good range of local services including a health centre, primary school, nearby secondary school (Uffculme), Churches and public house. Approximately 10 minutes drive is the larger market town of Wellington with M5 junction with a further extensive range of facilities, with the nearest railway link at Tiverton Parking approximately 7 miles distance. The county town of Taunton provides further mainline railway link and an extensive range of shopping and educational facilities. The market towns of Cullompton and Honiton are both within 20 minutes drive.

### DESCRIPTION

An attractive modern family home in a popular village within the Uffculme school catchment comprising a sitting room, kitchen/dining room, cloakroom to the ground floor, 3 bedrooms, one with en-suite and a family bathroom, lovely west facing garden, single garage and parking with air source heating.

### ACCOMMODATION

From the front door into the entrance hall with stairs rising to the first floor and doors to all room. Cloakroom with low level WC and wash hand basin with tiled splash back. Kitchen/dining room is a dual aspect room with wall and base units, integrated oven with hob and extractor over, fridge freezer, dishwasher and washing machine, door to walk in storage cupboard and access to the garden. Sitting room with patio doors to the garden and window to the front.

To the first floor are the three bedrooms. Bedroom 1 is a double with window to the front and door to the En-suite with large shower cubicle, built in vanity unit with wash

hand basin, low level WC and towel rail. Family bathroom with panelled bath and shower over and shower screen, low level WC, wash hand basin and towel rail. Bedroom 2 is a double room with window to the front. Bedroom 3 is a single room with views to the rear.

### OUTSIDE

The property is approached by a path to the porch and front door enclosed by hedging with parking for 2 and single garage. To the rear, the garden is west facing and mainly laid to lawn with flower and shrub borders and a patio ideal for al fresco dining with views across the country side, pedestrian door to the garage and a garden storage shed.

### SERVICES

Mains drainage, electricity and water. Air source heating. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage likely inside with 02, Thee, EE and Vodafone Ofcom). There is an estate charge of £220.24 per annum.

### VIEWINGS

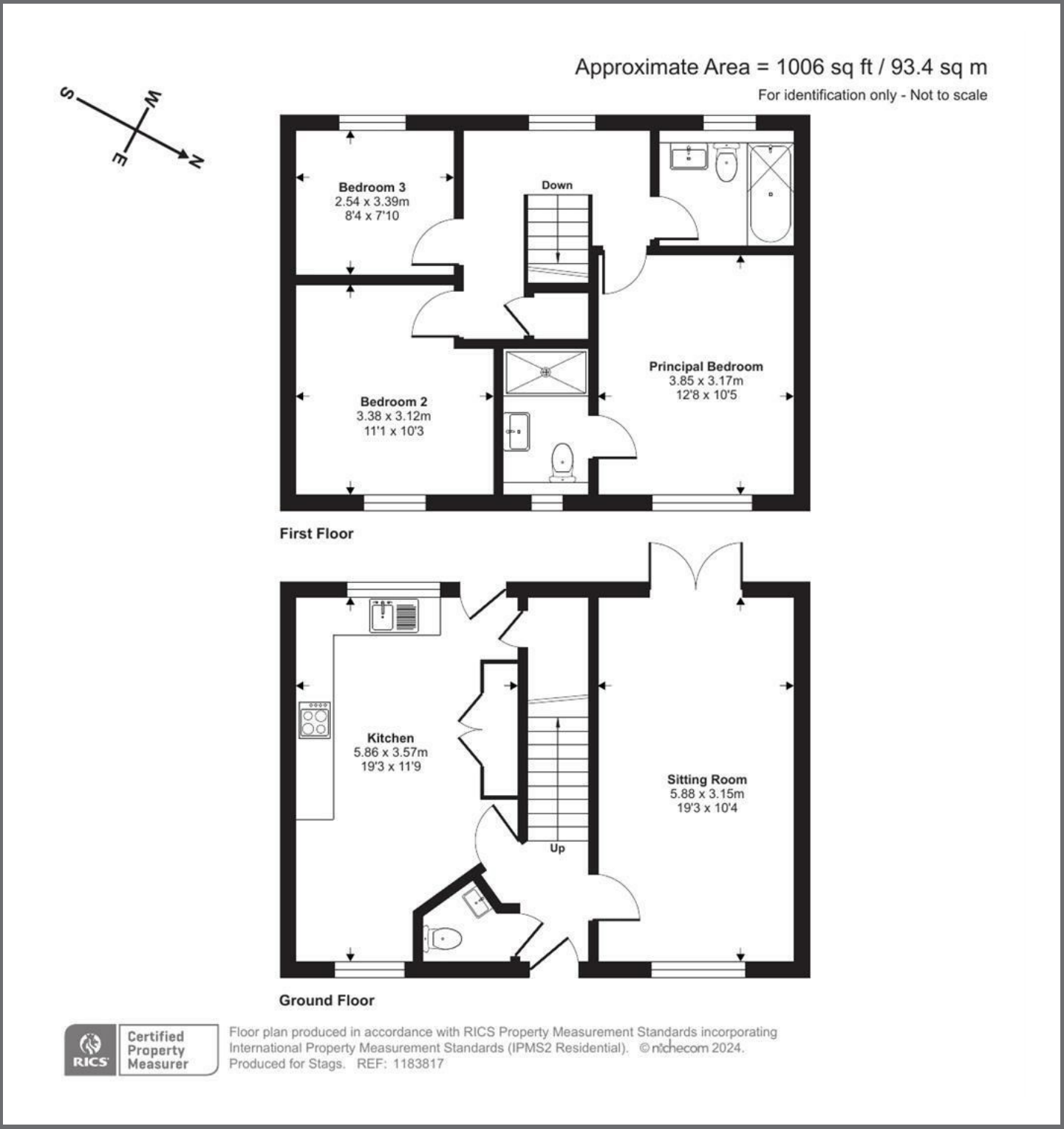
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

### DIRECTIONS

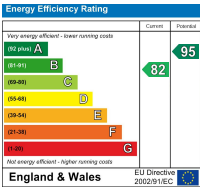
From Wellington Bypass head south along Monument Road and at the crossroads at the top of the hill by Wellington Monument continue straight across signposted Hemyock. Drop down into the village and continue along Station Road bearing right at the sharp right hand corner passing the Church into Culmbridge Road. Take the second left hand turning into Logan Way and take the second right into Coniger Close following the road into Lower Greenfield and No. 12 will be found half way up on the right hand side.







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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