



Greenpeace



Wellington 4.9 miles | M5 (J26) 6 miles |
Taunton 10.6 miles

Detached 3 bedroom bungalow in a village location with views across the valley

- Detached Bungalow
- 3 Bedrooms
- Sitting Room
- Conservatory
- Kitchen/Dining Room
- Wet Room and Bathroom
- Utility
- Gardens and Parking
- Council Tax D
- Freehold

Guide Price £425,000

SITUATION

Located in the village of Hemyock providing a good range of local services including a health centre, primary school, nearby secondary school (Uffculme), Churches and a public house. The village is situated in the Blackdown Hills, a designated Area of Outstanding Natural Beauty. 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 Parkway. 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

A detached bungalow with easy access and views across the valley, comprising a sitting room, conservatory, kitchen/dining room and a utility, 3 bedrooms, one with an en-suite wet room and a bathroom. The front of the property benefits from a large patio area with views and is mainly laid to lawn as is the rear garden with the added benefit of a garden storage shed and greenhouse. To the front is parking for 2 vehicles.

ACCOMMODATION

From the driveway, double doors lead into the Conservatory with a large bay looking to the garden. Utility with laminated work surfaces, stainless steel sink unit, plumbing for washing machine and tiled flooring. Entrance hall with hatch to the loft. Kitchen/Dining room is a dual aspect room with views across the village with wall and base units and work surfaces over, single drainer stainless steel sink unit, cooker with extractor over and space for fridge freezer. Bathroom comprises a bath with electric shower over and folding shower screen, pedestal sink, low level WC and towel rail. Sitting room with large window and glazed

door to the garden, feature fireplace with open fire. Bedroom 1 is a spacious room with built in wardrobes and window to the garden with a door to the En-suite wet room with pedestal wash hand basin, low level WC, towel rail and recessed lighting. Bedroom 2 is a double room with window to the rear. Bedroom 3 is single room currently used as an office.

OUTSIDE

The property is set back and approached via a shared driveway which leads to a private drive with parking for 2 vehicles. The front garden consists of an area of patio, ideal for alfresco dining with views across the valley along with an area of lawn with mature plants and shrubs and an ornamental pond. To the rear, the garden is mainly laid to lawn with a garden shed and greenhouse.

SERVICES

Mains water, drainage and electricity. Oil fired central heating.

VIEWINGS

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

DIRECTIONS

From the M5, Junction 26 take the exit signposted Wellington. At the next roundabout take the left exit A38 towards Tiverton. After approx 1 mile take the left hand turn signposted Ford Street and Hemyock. Continue through Ford Street and up the hill for approx 2 miles. At the cross roads turn right and carry on for approx 1 mile turning left just before the bend signposted Hemyock and travel down into the village. Just as you enter the village, take the first right hand turning into Higher Millhayes, take the next small lane/driveway and Greenpeace will be seen straight ahead.



Approximate Area = 1243 sq ft / 115.5 sq m

For identification only - Not to scale



Ground Floor

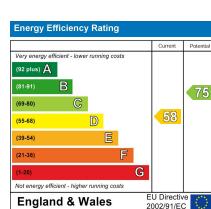


Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
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These particulars are a guide only and should not be relied upon for any purpose.

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