



The Old Bakery

M5 (J26) Wellington 5 miles / Taunton 10 miles

Coming Soon - A end of terrace property currently undergoing refurbishment providing 5 bedrooms

- Currently Under Refurbishment
- 5 Bedrooms
- Family Bathroom & Two Shower Room
- Newly Fitted Kitchen/Breakfast Room
- Sitting Room & Dining Room
- Utility and Cloakroom
- Rear Garden
- Annexe Potential Subject to PP
- Freehold
- Council Tax B

Offers In Excess Of
£400,000

SITUATION

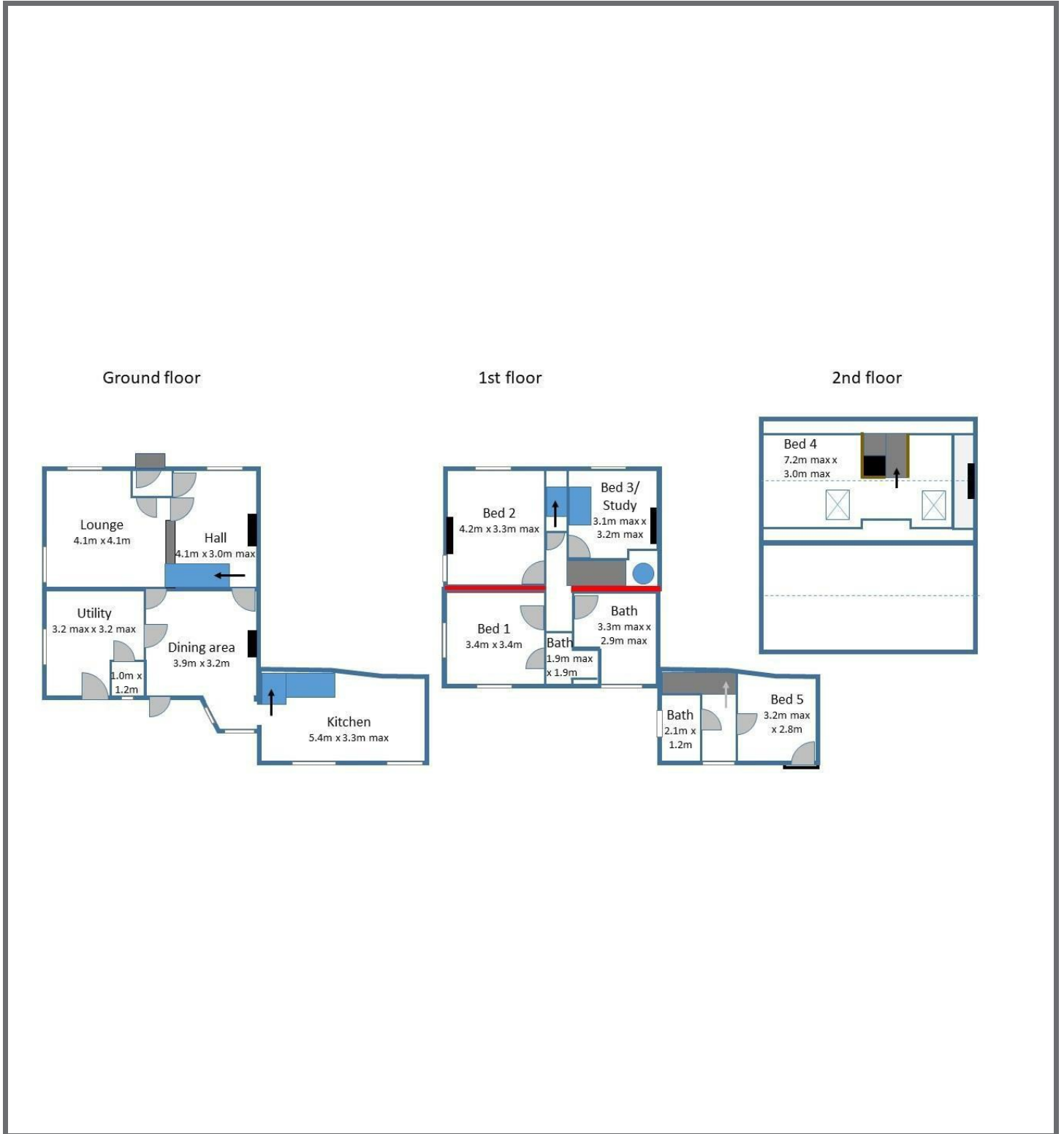
The Old Bakery is situated in the centre of the village of Hemyock, within the Blackdown Hills which are designated an Area of Outstanding Natural Beauty. Hemyock provides a good range of local services including 2 village stores and post office, a health centre, primary school, nearby secondary school (Uffculme), Churches and public house. Approximately 15 minutes drive is the larger market town of Wellington with M5 junction and 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.

KEY FEATURES

5 Bedrooms, Family Bathroom and 2 Shower rooms
Newly-fitted kitchen and bathrooms
Conversion of former bakery into kitchen + bedroom + bathroom with potential to convert into an Annexe subject to PP
Fully rewired and re plumbed
New double-glazed hardwood windows
Solar thermal providing hot water
Re-rendered externally and plastered internally with eco-friendly, breathable, insulated lime
Installation of modern thermostatically-controlled electric heating (Alexa-controlled heaters to most rooms), supplemented by two log burners
Rear Garden with large patio and lawned area
On-street parking

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 bearing right at the far end of Station Road passing a small car park on your left hand side. Shortly afterwards turn left into High Street (just before the public house) whereupon The Old Bakery will be seen a short distance along on the left hand side.



These particulars are a guide only and should not be relied upon for any purpose.

7 High Street, Wellington, Somerset, TA21 8QT



Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C		71	
(55-68) D			50
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher saving costs			
England & Wales		EU Directive 2002/91/EC	

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