



Hollingarth  
Way, Cullompton,  
EX15 2YR

Enjoying a generous plot in ever popular Hollingarth Way, this substantial detached bungalow provides versatile three bedroomed accommodation. Warmed by electric heating and with double glazed windows, the property is ideally suited to retired living or accommodating the smaller family. The lounge/dining room extends the full depth of the property and provides seamless access to the delightful, established rear garden. There is ample driveway parking and a detached single garage. The ever popular village of Hemyock is surrounded by lovely countryside and offers a useful village store, with more extensive shopping provided by nearby Wellington and Cullompton.

Asking Price £325,000



#### Description

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#### Situation and Amenities

Located in the popular village of Hemyock, which nestles in the Culm Valley between Cullompton and Wellington, and offers village facilities, including a Spar and post office store, doctors' surgery and primary school. Hemyock has an active Church of England church, a Baptist chapel, close to Rosemary Lane Chapel, a Healthy Living Centre where there are exercise classes and social events. It is well served by the Blackdown Support Group who organise monthly lunches for older people in the village, and will arrange transport to appointments. There is also a bus from Seaton on the coast, through Honiton and Hemyock then on to Taunton up to 5 times a day, together with a pub, hairdresser and regular community events such as cafes and monthly markets. More extensive shopping facilities are to be found in the nearby country towns of Cullompton and Wellington, whilst the surrounding countryside offers a wealth of rural pursuits. The nearby M5 facilitates rapid commuting north to the county town of Taunton and south to the cathedral city of Exeter, with the Tiverton Parkway Station providing a rapid link with London (Paddington).

Buying an investment? Please contact our lettings department on  
01884 33333





#### Bullet Points

- Well proportioned detached bungalow
- Three generous Bedrooms
- Shower Room
- Cloakroom
- Large "through" Sitting/Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Electric heating
- Detached Garage
- Generous and surprisingly secluded rear garden
- Convenient for local amenities
- Easy reach Cullompton and Wellington
- 26 miles Exeter, 10 miles Taunton
- Tiverton Parkway Railway Station 9 miles
- EPC rating "E"
- Council Tax Band "D"
- Freehold
- \*NO ONWARD CHAIN\*



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