



31 Longmead

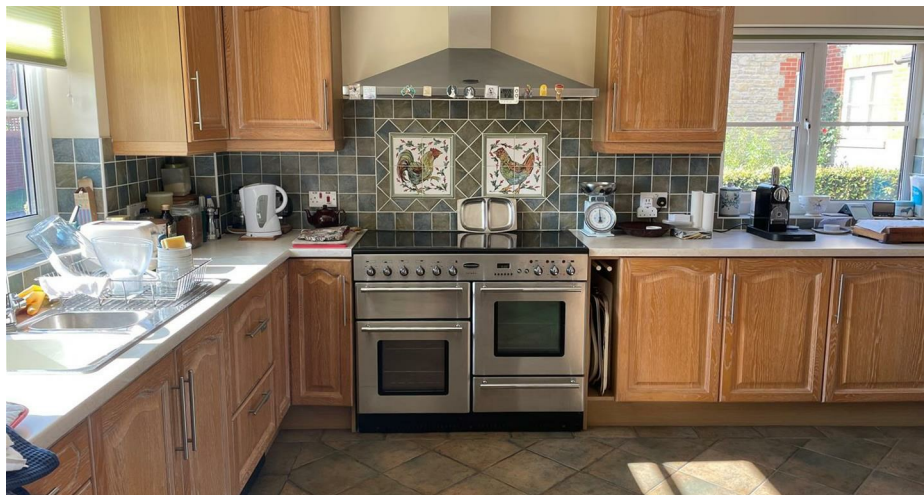


M5 (J26)/Wellington 5 miles Taunton 10 miles

A good sized 4 bedroom family home in the heart of this popular village

- Village Location
- 4 Double Bedrooms
- Sitting Room
- Dining Room
- Study
- Kitchen/Breakfast Room
- Conservatory
- Garden
- Garage and Parking

Guide Price £585,000



SITUATION

31 Longmead 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, public house, 2 village stores and Post Office. Approximately 15 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 approximately 8 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 about a 20 minute drive.

DESCRIPTION

31 Longmead is a 4 bedroom family home situated in the heart of this popular village. It comprises a large kitchen/breakfast room, dining room, cloakroom, study, sitting room with access to the large conservatory onto the garden. To the first floor there 4 double bedrooms, two with en-suites and a family bathroom. To the outside there is a lovely west facing garden and patio, with double garage and parking with solar panels on the roof.

ACCOMMODATION

From the half glazed front door into the L shaped hallway with stairs rising to the first floor with under stairs storage cupboard and doors to all rooms. Study with window to the front. Cloakroom with low level WC, vanity unit with wash hand basin and cupboard below. Sitting room with window to the front, feature stone fireplace and hearth with coal effect electric fire, double doors into the dining room and sliding doors into the conservatory. The conservatory is a large room spanning both the sitting room and the dining room with doors opening onto the garden with the added benefit of roof and window blinds. Dining room with sliding doors to the conservatory. Kitchen/breakfast room is a large triple aspect room with wall and base units with work surfaces over, one and half bowl stainless steel

sink unit, Rangemaster cooker with extractor over, tiled flooring, archway into the utility area with wall and base units and work surfaces over, washing/dryer, fridge freezer, Grants boiler, window overlooking the garden and door to the side.

The first floor landing leads to all rooms. Bedroom 1 is a double with built in wardrobes, views to the rear and en-suite comprising of a cubicle shower, low level WC and vanity unit with cupboards above and below and window to the front. Bedroom 4 is a double with windows to the front. Airing cupboard. Family bathroom with panelled bath, low level WC, bidet, wash hand basin set in a vanity unit with cupboards and mirror and half tiled walls. Bedroom 2 is another double with windows to the rear, en-suite with cubicle shower, low level WC and wash hand basin in a vanity unit with storage. Bedroom 3 with built in wardrobes and window with views to the rear.

OUTSIDE

The garden at the rear is west facing and is mainly laid to lawn with mature flower and shrub borders and a patio area from the conservatory ideal for entertaining, access via a side gate to the front. The front of the property is approached by a driveway leading to a double garage and a pathway leading to the front door with lawn and flower borders.

SERVICES

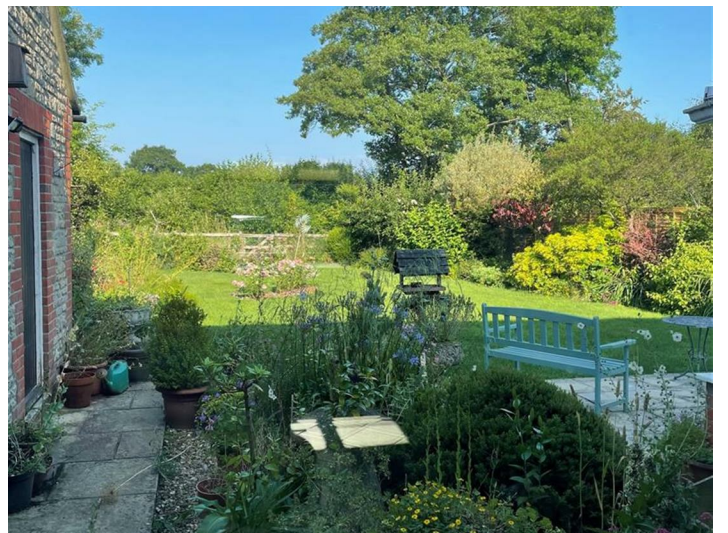
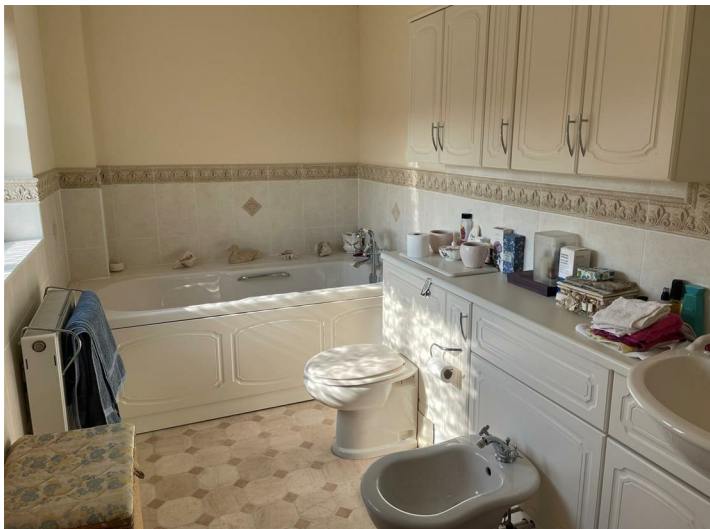
Mains water and drainage, electricity and oil. Solar panels on the roof providing a small income.

VIEWINGS

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

DIRECTIONS

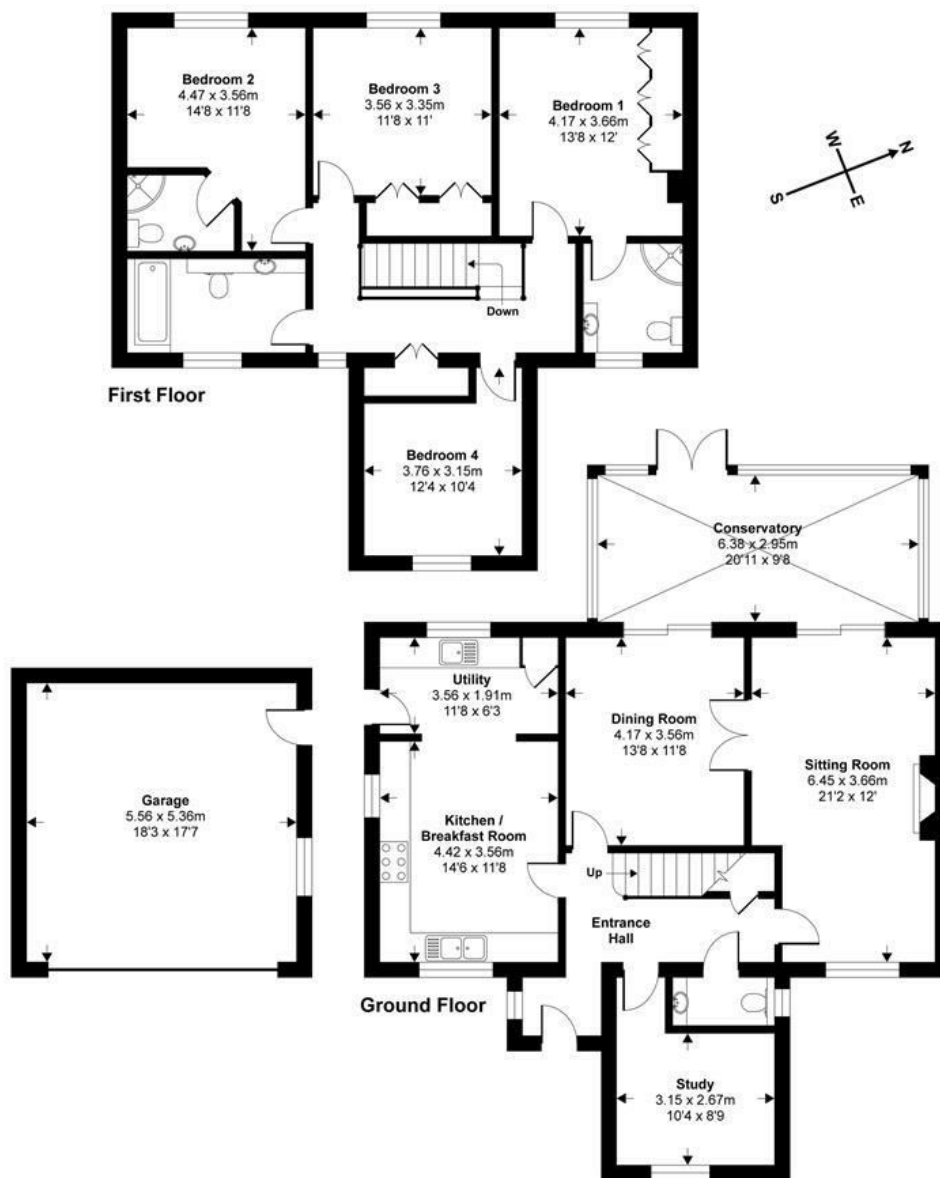
From Wellington Bypass head south along Monument Road and at the crossroads at the top of the hill by Wellington Monument continue straight across signposted Hemyock. Drop down into the village and continue along Station Road taking the first right after the Spar shop, continue towards the end and 31 Longmead will be seen in front of you.



31 Longmead, Hemyock, Cullompton, Devon EX15 3SG

Approximate Area = 2401 sq ft / 223 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Stags. REF: 722216

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
Very energy efficient - lower running costs			
(92-100) A		86	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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