



Gardena



Wellington 5.1 miles | Taunton 11.7 miles

A two bedroom detached bungalow located in a desirable village location.

- Detached Bungalow
- Two Bedrooms
- Kitchen/Breakfast Room
- Sitting Room
- Family Bathroom
- Garage
- Gardens
- No Onward Chain
- Council Tax C
- Freehold

Offers In Excess Of
£290,000



SITUATION

Situated in the heart of the popular village of Hemyock, within the picturesque Blackdown Hills National Landscape, the property enjoys a convenient yet rural setting. The village offers a good range of everyday amenities including a village shop, post office, health centre, primary school, church and public house, with the highly regarded secondary school at nearby Uffculme. The town of Wellington lies approximately 15 minutes away and provides a wider range of shopping, leisure and educational facilities, together with access to the M5 motorway at Junction 26. Tiverton Parkway railway station, approximately 7 miles distant, offers regular mainline services to London Paddington. The County Town of Taunton provides an extensive range of retail, commercial and educational amenities, together with a further mainline railway connection. The market towns of Cullompton and Honiton are also readily accessible, both being within approximately 20 minutes drive.

DESCRIPTION

A well-presented two bedroom bungalow situated in a desirable village location. The accommodation comprises of a sitting room, kitchen/breakfast room, utility room, family bathroom, and two double bedrooms. Outside, the property enjoys gardens to the front, side, and rear, along with an integral garage, and a driveway. Offered to the market with no onward chain.

ACCOMMODATION

Front door opening into an entrance hall with a wide corridor and doorways, providing improved accessibility. door to welcoming sitting room with a window overlooking the front aspect. To the rear of the property is the kitchen/breakfast room, fitted with a range of matching wall and base units with worktops over, a sink unit, and dual-aspect windows providing plenty of natural light. A

door leads through to the utility room, which also benefits from fitted units. From here, there is access to the cloakroom, fitted with a wash hand basin and WC, as well as a door to the rear garden and a pedestrian door leading into the garage.

Bedroom One is located at the rear of the property and enjoys views over the garden, while Bedroom Two is positioned at the front and benefits from fitted wardrobes. Completing the accommodation is the family bathroom, fitted with a panelled bath with shower over, wash hand basin, and WC.

OUTSIDE

Externally the property has a driveway providing off-road parking, integral garage with up and over door. To the front there is a lawned area with gate to side with further area of lawn and another gate leading to the rear to a courtyard garden. Oil tank.

SERVICES

Mains drainage, electric and water. Oil heating. Mobile coverage is good outdoor, variable in-home with EE and Three and good outdoor with O2 and Vodafone (Ofcom). This property has the benefit of Ultrafast broadband (Ofcom).

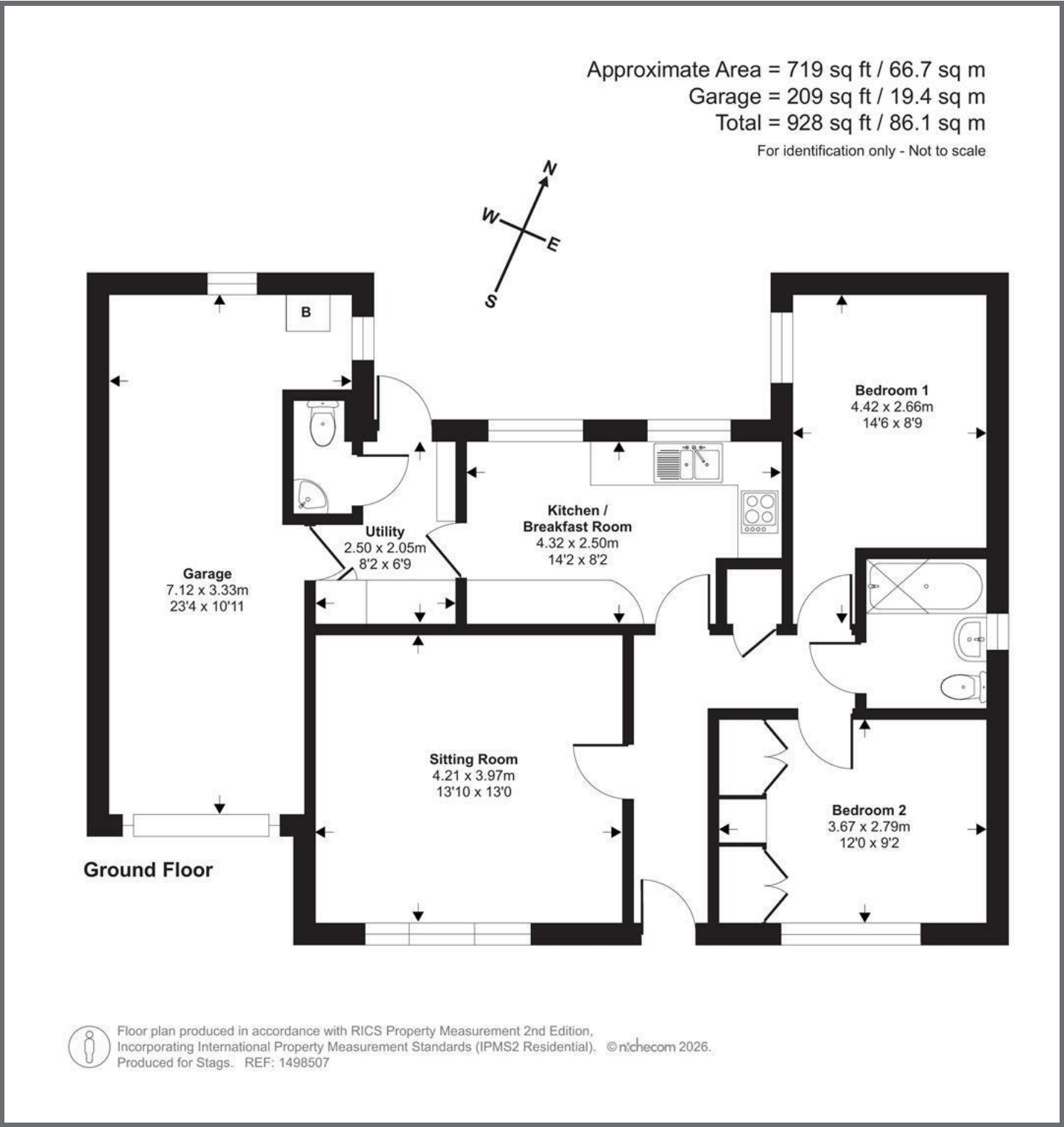
VIEWINGS

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

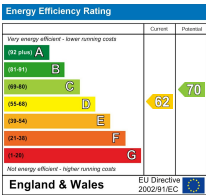
DIRECTIONS

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 and take the second left onto Southview and the property will be found on the left 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.



7 High Street, Wellington, Somerset, TA21 8QT
01823 662822
wellington@stags.co.uk
stags.co.uk