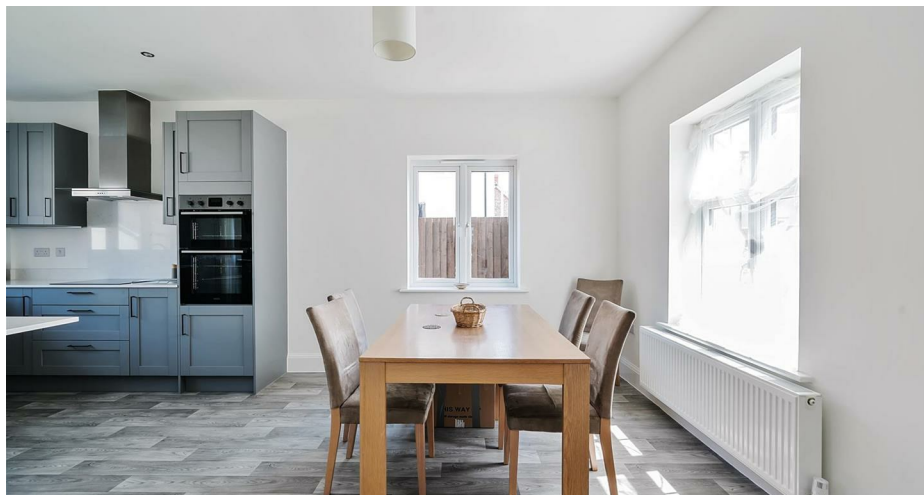




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7 Bean Close



Wellington 6 miles Honiton 10 miles  
Cullompton 10 miles

## A modern four bedroom family home in a popular village location

- Four Bedrooms
- Master En-Suite & Family Bathroom
- Open Plan Kitchen/Dining Room
- Utility Room & Cloakroom
- Sitting Room
- Front & Rear Garden
- Double Garage & Driveway Parking
- No Onward Chain
- Freehold
- Council Tax Band F

Guide Price £475,000

### SITUATION

Situated in the village of Hemyock, within the Blackdown Hills - an Area of Outstanding Natural Beauty. The village offers a good range of local services, including a health centre, primary school, nearby secondary school (Uffculme), church, a public house, a Spar shop, and a Post Office with a convenience store. Hemyock is approximately a 10-minute drive from the larger market town of Wellington, which provides access to the M5 and a wider range of facilities. The nearest railway station is Tiverton Parkway, around 7 miles away, offering convenient rail connections. Further mainline rail services, along with an extensive selection of shops and educational facilities, can be found in the County Town of Taunton. The market towns of Cullompton and Honiton are also both within a 20-minute drive.

### DESCRIPTION

An attractive modern family home in a popular village, within the Uffculme School catchment, comprising a sitting room, kitchen/dining room, utility and cloakroom to the ground floor. To the first floor are four bedrooms, one with en-suite and a family bathroom. Outside, there is a garden and double garage. Offered for sale with no onward chain.

### ACCOMMODATION

The front door opens into the entrance hall with stairs rising to the first floor and doors to all rooms. There is a cloakroom with wash hand basin. Kitchen/dining room is a triple aspect room with wall and base units, integrated oven, fridge freezer and dishwasher, breakfast bar and door to a separate utility with plumbing and space for washing machine/tumble dryer and doors to the rear garden. Sitting room is triple aspect with patio doors to the rear garden.

On the first floor landing, is the airing

cupboard housing the hot water tank and doors to bedrooms and bathroom. Bedroom one is a double with window to front, en-suite with shower cubicle, wash hand basin, low level WC. Bedroom 2 is a double room with window to the rear. Bedroom three is a double room with window to front. Bedroom four is a single with window to the rear. Family bathroom comprising bath, low level WC and wash hand basin.

### OUTSIDE

The property is approached by a path to the porch and front door. There is a double driveway providing parking and access into the double garage. A side access gate leads to the rear garden which is mainly laid to lawn enclosed by fencing.

### VIEWINGS

Call Stags Wellington Office on 01823 662822 for further information.

### SERVICES

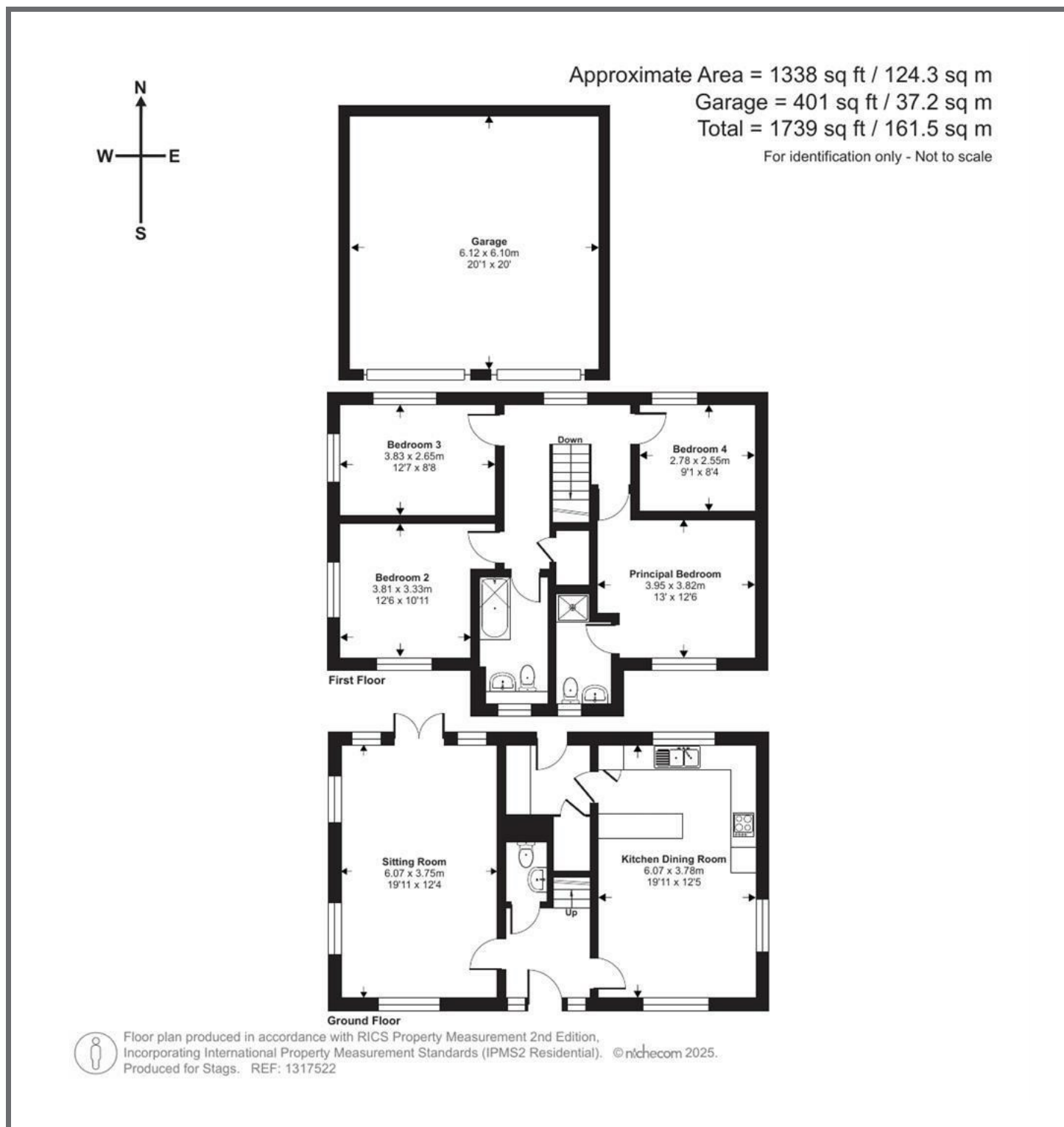
Mains drainage, electricity and water. Air source heating. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage limited inside and outside with O2, Three, EE and Vodafone Ofcom). There is a charge of approximately £251.54 per annum for the maintenance of green space within the development.

### DIRECTIONS

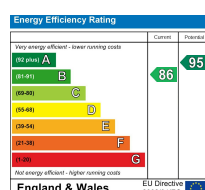
From the M5 exit at Junction 27 and take the A38 towards Wellington/Willand/Uffculme for approximately 3 miles. Turn right onto the B3391 signposted to Culmstock/Hemyock. Follow the road into Culmstock village for 2.3 miles, pass the War Memorial then turn left into Fore Street (B3391). Drive for a further 2 miles on the B3391, Culmstock Road and just before you reach the centre of Hemyock, the site will be on your left opposite Logan Way.







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.



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