



Girvans

Girvans, High Street, Hemyock, Cullompton, Devon, EX15 3RG



Wellington 5 Miles. M5 (J26) 6 Miles.
Taunton 10 Miles.

A conveniently situated and
deceptively spacious 4 bedroom
family home with good sized
gardens and parking.

- Two first floor bedrooms
- Garage with utility & ample parking
- Gardens to front and rear
- Uffculme School Catchment
- Sitting room
- Kitchen/dining room
- Two ground floor bedrooms
- Family bathroom
- Freehold
- Council Tax D

Guide Price £365,000



Situation

Girvans is situated within the popular village of Hemyock in the Blackdown Hills, designated an Area of Outstanding Natural Beauty. The village offers a range of day to day facilities including local stores, public house, doctors surgery, church, post office, parish hall, playing fields and village primary school which feeds into the highly regarded Uffculme School. The thriving community is further supported by a range of clubs and societies providing a diverse mix of activities and interests for all. Wellington is within 5 miles where an excellent selection of shopping, recreational and scholastic facilities can be found together with easy access to the M5 motorway situated on the eastern outskirts of the town. Taunton, Tiverton, Honiton and Exeter are also within an easy commute.

Description

Girvans is a well presented deceptively spacious 4 bed family home with brick and pebbledash rendered elevations under a tiled roof. The property benefits from uPVC double glazing throughout and oil fired heating. The property is approached off the village road through double wooden gates onto a large parking and turning area with access to the garage. The rear garden can be accessed via both sides of the property and is mainly laid to lawn with planted borders.

Accommodation

The glazed front door opens into an enclosed porch with further door into the entrance hallway with tiled floor, under stairs cupboard, turning staircase to first floor and doors to sitting room, kitchen and inner hall. The tiled floor is continued into the kitchen/dining room which comprises a range of high and low level units with stainless steel sink unit with mixer tap and a range of integrated appliances including dishwasher, fridge, electric oven and hob. larder cupboard. Rayburn which has been decommissioned. From the kitchen, a door leads into the side porch with access to outside, the WC and a step leads down into the garage with utility area benefitting from a sink unit and space and plumbing for washing machine/tumble dryer. The sitting room benefits from a stone fireplace with inset multi fuel

burner, door to rear garden and large window to front.

From the inner hall, doors can be found leading to the two ground floor bedrooms and family bathroom as well as a door providing access to the airing cupboard. Bedrooms one and two both benefit from built in wardrobes and windows overlooking the garden, with bedroom one enjoying a double aspect. The family bathroom comprises a white suite with low level WC, wash basin and bath with shower over. On the first floor landing there is a window to the rear, cupboard and access to eaves storage. Bedroom three has a window to side, access to eaves storage and built in wardrobe and shelving. Bedroom four has a window to rear and further access to eaves storage.

Outside

The property is approached through double wooden gates into a large tarmac parking and turning area. The garage can be access via an up and over door as well as a pedestrian door to side. The rear garden can be accessed from either side of the property via pedestrian gates and pathway which leads around the property. Steps lead up to the rear garden which is mainly laid to lawn with shrub borders and a apple tree. There is a shed which is hidden by hedging.

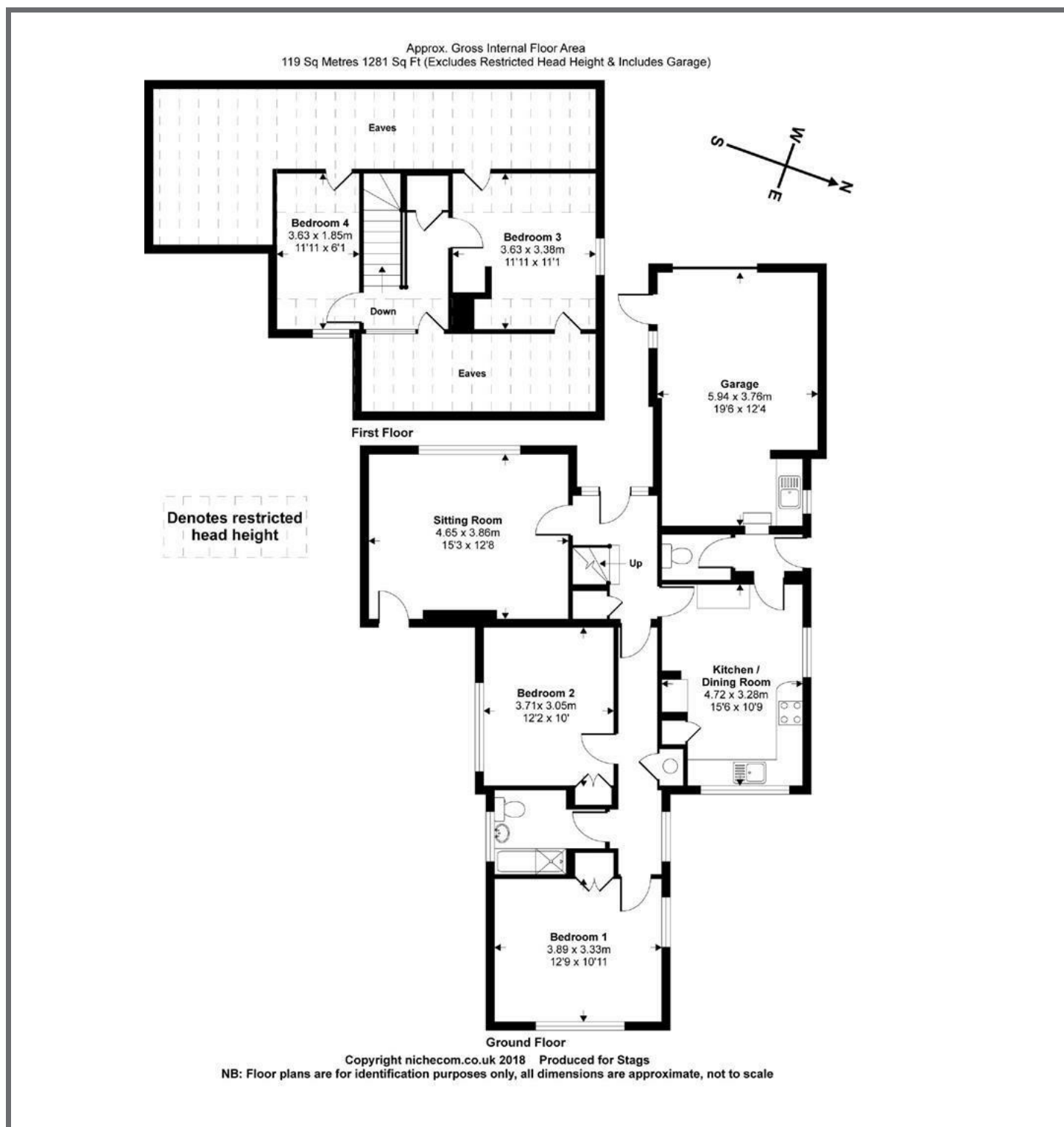
Services

Mains electricity and drainage. Oil heating. This property has the benefit of ultrafast broadband (Ofcom). Mobile coverage limited inside & outside with EE, O2, Three and Vodafone (Ofcom).

Directions

From Wellington head in a southerly direction to the Wellington Bypass turning into Monument Road and continue to the crossroads at the top of the hill close to Wellington Monument. Continue straight across signposted Hemyock. Pass through the hamlet of Simonsburrow and down the hill into the village. Continue up through the village following and at the Village Pump, turn left onto High Street. Follow the road up the hill and just after the turning to Churchills Rise on your right, the property can be identified on the left hand side by a Stags for sale board.





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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(2-34) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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