

40 Castle Park

40, Castle Park, Hemyock, Devon EX15 3SD







M5 (J26) Wellington 5 miles / Taunton 10 miles

An extended and updated detached bungalow located on a corner plot.

- Detached Bungalow
- Three Bedrooms
- Open Plan Kitchen/Diner/Sitting Room
- Utility, Shower Room & Family Bathroom
- Home Office
- Front & Rear Gardens
- Garage & Driveway
- Freehold
- Council Tax D

Offers In Excess Of £370,000

SITUATION
The property is situated in the centre of the village of Hemyock, within the Blackdown Hills which are designated an Area of Outstanding Natural Beauty. Hemyock provides a good range of local services including a shop, post office and store, health centre, primary school, nearby secondary school (Uffculme), Churches and public house. Approximately 15 minutes drive is the larger market town of Wellington with access to the M5 at Junction 26 and a further range of facilities. The nearest railway station is at Tiverton Parkway, approximately 7 miles distance, with its mainline link to London Paddington. The County Town of Taunton provides a further mainline railway link and an extensive range of shopping and educational facilities. The market towns of Cullompton and Honiton are both within 20 minutes drive.

DESCRIPTION
A well presented and extended detached bungalow located on a corner plot, providing three bedrooms, family bathroom and separate shower room. There is a spacious and light open plan Kitchen/Diner and Sitting Room and a separate utility. Outside are enclosed front and rear gardens with the added benefit of a detached home office. There is a single garage and drive providing further parking. Internal inspection recommended.

ACCOMMODATION
Upvc door to Entrance Hall with two large storage cupboards and doors to all rooms. The Kitchen/Dining/Sitting Room forms part of the extension and this open plan layout offers flexible and light living with the Kitchen/Diner at one end with a range of matching wall and base units with work surfaces over and inset sink, two ovens with hob over and extractor, built in fridge/freezer, dishwasher and breakfast bar. With plenty of room for a table and chairs, the dining area opens into the Sitting Room which is triple aspect with patio doors to the garden and large apex feature window. Off the Kitchen is a useful Utility with plumbing and space for washing machine and tumble dryer and further units. There is a door to the rear garden and door to Shower Room comprising a shower cubicle, low level WC and wash hand basin.

There are three bedrooms two of which are double and one single, all with a pleasant aspect and a Family Bathroom with panelled bath with shower over, low level WC and wash hand basin.

OUTSIDE
The property is approached via a pedestrian gate into the front garden, enclosed by a picket fence, with a path to the front door. The front garden is laid to lawn with a couple of trees and a gate leads round one side of the property to the rear. To the rear of the property is a large patio area with raised beds and steps down to the lawn. To one end of the garden there is a purpose built, insulated Home Office with power and light. A gate give access to the rear where the single garage is located with up and over door and driveway with parking.

SERVICES
Mains water, drainage and electricity. Oil fired central heating. This property has the benefit of superfast broadband(Ofcom). Mobile coverage limited inside & outside with EE, Three, 02, and Vodafone (Ofcom).

VIEWING
Strictly by appointment with the vendor's selling agents, Messrs 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 second right after the Spar shop into Castle Park where the property will be identified by a Stags 'for sale' sign.



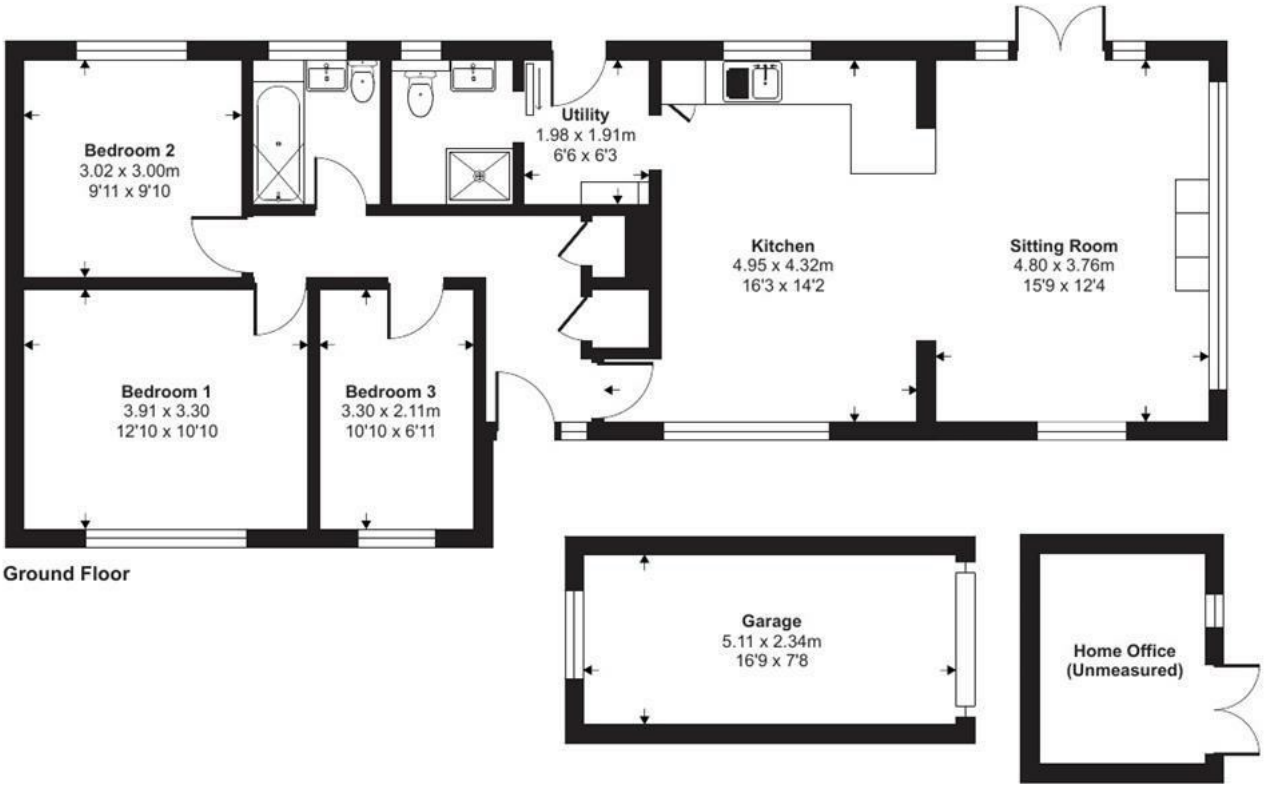








Approximate Area = 966 sq ft / 89.7 sq m (excludes home office)
Garage = 129 sq ft / 11.9 sq m
Total = 1095 sq ft / 101.6 sq m
For identification only - Not to scale

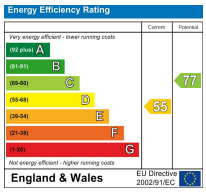


RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1078293

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.

STAGS



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