



SITUATION: Castle Park is a popular development within a short stroll from the centre of the village. Hemyock itself provides a wide range of amenities to include shops, post office, public house, church, and junior school, and sits within the sought after Uffculme School catchment area. There are host of leisure facilities in and around the village and a wide variety of social clubs and associations. The market town of Wellington lies approximately 5 miles distant with a wider range of independently run shops and larger national stores to include the well renowned Waitrose, with the M5 accessible at Junction 26 within 4 miles of Hemyock. The mainline railway can easily be joined at Taunton or Tiverton Parkway station.

DIRECTIONS: From Junction 26 of the M5 Motorway exit at Wellington and at the roundabout with the A38 take the first exit signposted Exeter. After approximately 1 mile turn left (immediately after the turning signposted Ford Street) into Monument Road. Continue to the top of the hill and at the staggered crossroads continue straight over signposted Hemyock. Continue down into Hemyock passing the Spar shop on your right following which take the second right into Castle Park followed by the first right where number 48 at the end of the cul de sac on the right hand side as indicated by our For Sale Board.

AGENTS NOTE: There maybe asbestos in the lean-to roof. We understand that Waddeton Park are currently promoting the land to the west of Castle Park to acquire planning permission for the erection of a mix of nine residential properties, further details may be available from the Parish Council by phone or email hemyockpc@gmail.com / 07545-832781

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold, by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, mains drainage, electric heating.

Local Authority: Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, EX16 6PP.

Property Location: w3w.co//sterr.hiring.pokers

Council Tax Band: C

Construction: Traditional cavity construction under a tiled roof

Broadband and mobile coverage: We understand that there is good / limited mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 1000 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: very low

Rivers and the Sea: very low

Reservoirs: Unlikely

Groundwater: Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

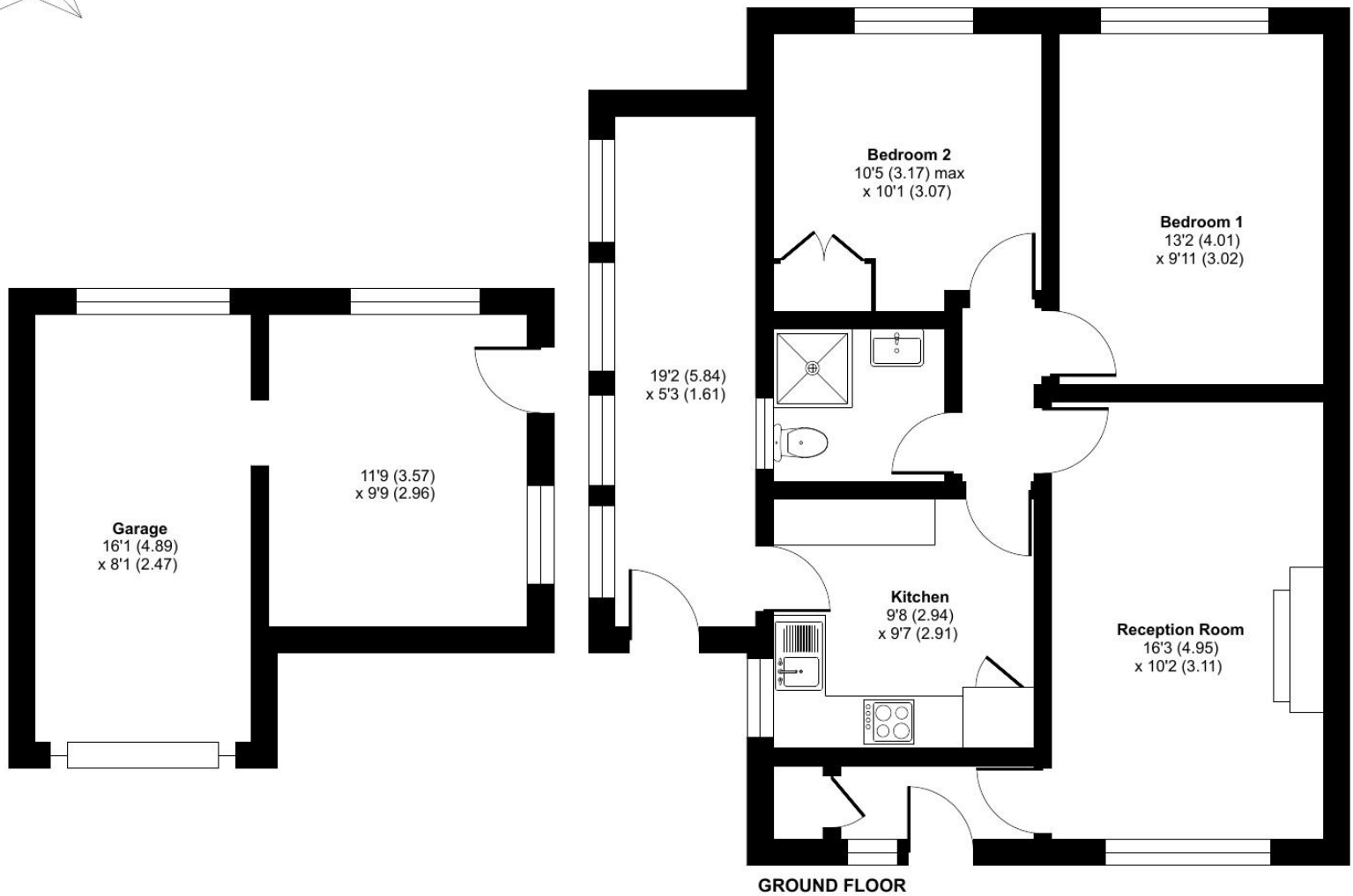
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Castle Park, Hemyock, Cullompton, EX15

Approximate Area = 737 sq ft / 68.4 sq m
Garage = 251 sq ft / 23.3 sq m
Total = 988 sq ft / 91.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1294056

This two double bedroom semi-detached bungalow sits proudly on a generous, level and private corner plot at the end of a small popular cul de sac and offers well-balanced accommodation along with a single garage, driveway parking and workshop. Offered to the market with NO ONWARD CHAIN.

The accommodation, which is accessed via a small set of steps, briefly comprises a uPVC door leading into an entrance hallway with a useful shelved cupboard and doorway into the spacious sitting room which enjoys a large picture window overlooking the front aspect along with a central electric fire. The kitchen provides a comprehensive range of matching wall and base units with tiled splashback and contrasting worktops along with an inset single oven and a four-ring ceramic hob with extractor above, there is ample room for all kitchen appliances. The sleeping accommodation lies to the rear of the property with both double bedrooms overlooking the garden and both serviced by a fully tiled wet room complete with a vanity unit. The attic space benefits from being boarded and offers a window on the side elevation. Completing the accommodation is a useful lean-to which offers plumbing for a washing machine, shelving, and wall and base units perfect for storage.

Externally the property offers a pleasant approach with a generous area of lawn to the front aspect edged by mature planting whilst the driveway provides parking for two vehicles which in turn leads to a single garage with attached workshop both of which are connected to power and lighting. Side gated access leads into a larger than average rear garden which enjoys a high degree of privacy and is predominately laid to lawn with an area of patio, two feature apple trees and edged by a stream creating a really tranquil garden. Completing the garden is a useful tool shed.

48 Castle Park is situated on an established popular estate within a similar mix of bungalows and within close walking distance to all village amenities and is warmed by electric heating and benefits from cavity wall insulation and uPVC double glazing.



- NO ONWARD CHAIN
- End of cul de sac
- Generous level and private corner plot
- Garage & workshop
- Wet room
- Popular residential address
- Close to village amenities
- Excellent condition

