



LOCATION: 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 the right-hand side and the GP's surgery, follow the road as it bears around to your right passing the Parish Pump in the centre of the road, following the road around passing the Church on your left and as you pass over the bridge the property can be found on the right hand side as indicated by our For Sale Board.

AGENTS NOTE: There may be asbestos within the roof of the garage. There is a public right of way over the bridge leading to the property.

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//paddlers.sorch.washroom

Council Tax Band: D

Construction: Traditional cavity construction under a tiled roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 46 Mbps download and 8 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.

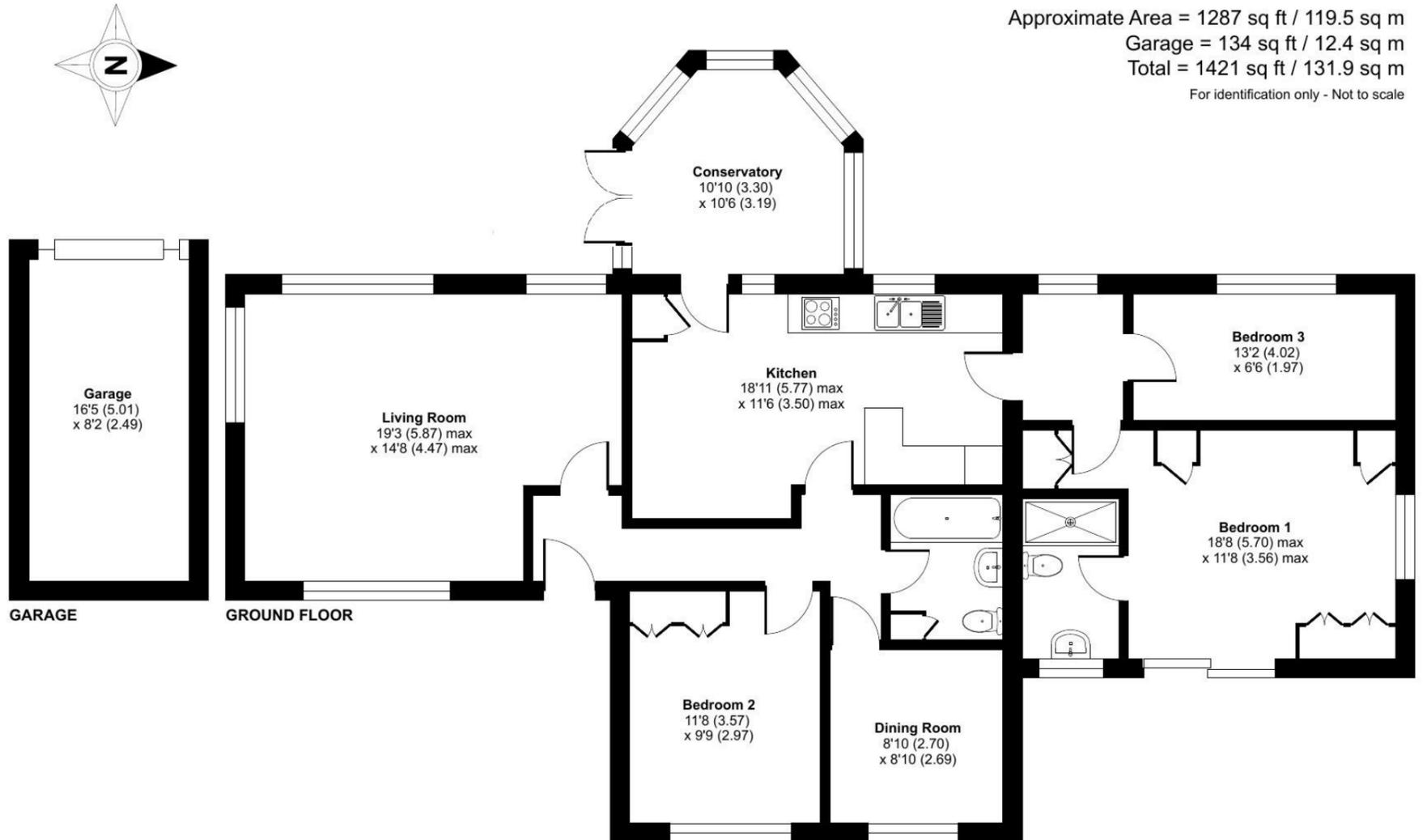
Castle Park, Hemyock, Cullompton, EX15

Approximate Area = 1287 sq ft / 119.5 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1421 sq ft / 131.9 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). © n3chem 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1422164

Boasting flexible and extended accommodation, this three/four bedroom detached bungalow sits on a level, generous plot with a good degree of privacy and is offered to the market with **NO ONWARD CHAIN**.

The neutrally decorated accommodation on offer briefly comprises a spacious hallway leading to all main principal rooms. The 19ft triple aspect sitting room is flooded by natural light and offers the ideal space to entertain family and friends. The 18ft kitchen is fitted with a range of matching wall and base units with contrasting worktops and tiled splashbacks with space for all kitchen appliances along with a useful breakfast bar and additional space for a table and chairs. The adjoining lobby offers additional storage and space for appliances.

The dual aspect main bedroom benefits from built in cupboards along with patio doors overlooking the rear garden and is complemented by an en-suite with double walk-in shower. The remaining bedrooms are serviced by the fully tiled family bathroom offering a three-piece suite along with an electric shower over the bath. Furthermore, the conservatory is cleverly positioned to enjoy views of the garden and has in the past been used as a dining area. Completing the internal accommodation is an additional room which would be ideal as a formal dining room or fourth bedroom.

Externally the property is approached via a bridge leading to a five-bar gate at the entrance to the driveway which provides parking for numerous vehicles and can accommodate a caravan or motor home. The level garden surrounds the property on all sides and is predominately laid to lawn with an array of mature planting along with an established hedgerow, two useful sheds, a generous area of patio and a detached single garage all of which enjoy a high degree of privacy. Sitting on an established secure plot and positioned within the centre of the village and therefore close to all amenities, this thoughtfully designed bungalow offers flexible living for an incoming buyer.

Please note photograph 3 is the view from the bridge and not included with the property.



- **NO ONWARD CHAIN**
- **Cleverly extended**
- **Three/four bedroom detached bungalow**
- **Central location within popular village of Hemyock**
- **Generous level plot**
- **Two/three receptions, two bathrooms**
- **Flexible accommodation**
- **Ample parking for numerous vehicles/caravans**