



GIBBINS RICHARDS 
Making home moves happen

18 Clist Way, Hemyock, Cullompton EX15 3GB
£425,000

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No onward chain/ Detached house/ Village location

A well-presented four bedroom detached family home situated in a popular residential location within the village of Hemyock. The property is entered via a front door leading into an entrance hallway, with stairs rising to the first floor and access to the ground floor accommodation. To the front of the property is a sitting room whilst to the rear, the kitchen/dining room offers an excellent space for both everyday living and entertaining, with patio doors opening directly into the garden. A cloakroom completes the ground floor accommodation. On the first floor, the landing provides access to four bedrooms and the family bathroom. The main bedroom is a generous double room and benefits from an en-suite shower room. There are two further double bedrooms and a good-sized single bedroom, making the property ideal for growing families, home working or guest accommodation. Outside, the property enjoys a front garden laid to lawn and a driveway providing off-road parking, which leads to a detached single garage. Gated side access leads to the enclosed rear garden, which is predominantly laid to lawn and complemented by a patio seating area, providing an ideal space for outdoor dining, entertaining and family enjoyment. An excellent family home offering well-balanced accommodation throughout,

Tenure: Freehold / Energy Rating: B / Council Tax Band: E

Clist Way is situated within the popular village of Hemyock, The village offers an excellent range of amenities for day-to-day living, including a village shop with post office, primary school, doctor's surgery, parish church, sports facilities and a thriving community centre. Hemyock also benefits from a variety of clubs, societies and regular community events, contributing to its strong village atmosphere. The nearby towns of Cullompton and Wellington provide a wider range of shopping, educational and leisure facilities, while the M5 motorway is easily accessible, offering convenient links to Exeter, Taunton and beyond. Surrounded by beautiful countryside with numerous walking, cycling and riding routes, Hemyock is an ideal location for those seeking village life whilst remaining well connected to towns.

Approx. 1210 Sq.ft/ 112 Sq.m

No onward chain

Excellent Energy Efficiency – EPC Rating B (85)

Built by Cavanna Homes in 2023

Air source heating

Walking Distance of Hemyock Primary School & Feeder School for Uffculme





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Accommodation

Hallway

Sitting Room 11' 2" x 17' 10" (3.4m x 5.43m)

Kitchen/Diner 19' 2" x 16' 3" (5.83m x 4.96m)

First Floor Landing

Bedroom 10' 3" x 12' 8" (3.12m x 3.85m)

En-suite

Bedroom 10' 3" x 15' 2" (3.12m x 4.63m)

Bedroom 9' 3" x 11' 3" (2.83m x 3.42m)

Bedroom 8' 11" x 9' 1" (2.71m x 2.78m)

Bathroom

Outside

Driveway, single garage, front and rear gardens



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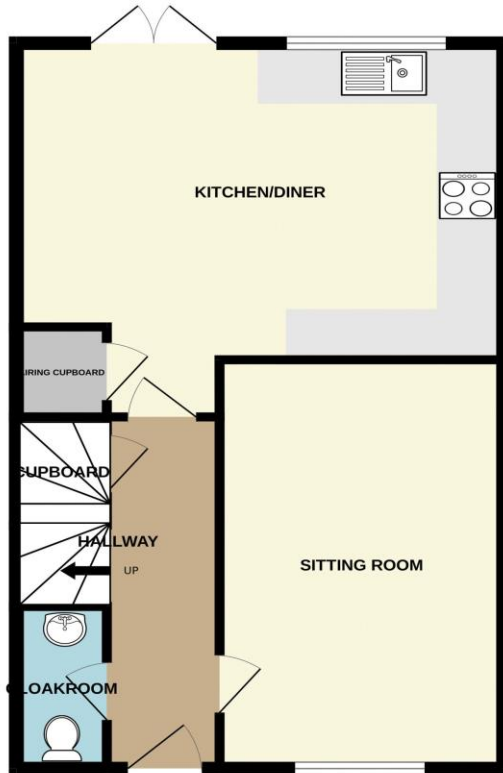


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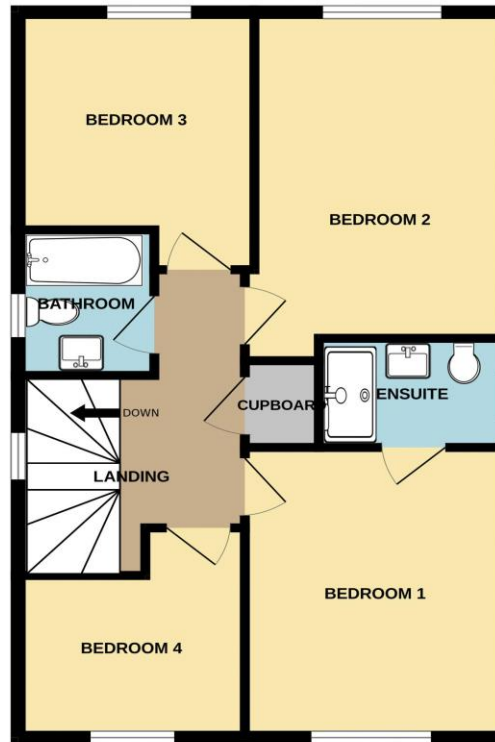


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GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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