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12 Hunters Way

12, Hunters Way, Culmstock, Devon EX15 3HJ



M5 (J27) 5 miles | Wellington 6.5 miles |  
Taunton 14 miles

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## Charming Three-Bedroom Family Home in the Heart of Culmstock.

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- Semi-detached family home
- Three bedrooms
- Large kitchen/diner
- Sitting room
- Family bathroom and cloakroom
- Large rear garden
- Within the Uffculme School catchment area
- Popular village location
- Council Tax B
- Freehold

Guide Price £355,000



### SITUATION

Situated in the sought-after village of Culmstock and within the highly regarded Uffculme School catchment area, this spacious three-bedroom semi-detached home offers generous living accommodation, a large garden, and excellent family-friendly amenities close by. The village benefits from an excellent primary school feeding into Uffculme Secondary School, along with a range of everyday facilities including a public house/restaurant, church, village stores/café, and garage. For a wider selection of amenities, the nearby village of Hemyock lies within 2.5 miles and offers a Health Centre and excellent sports facilities including tennis courts and a bowling green. Surrounded by beautiful countryside with wonderful footpaths leading up to Culmstock Beacon, the property is also ideally positioned for commuters, with easy access to Junction 27 of the M5 motorway and Tiverton Parkway railway station providing main line services to London Paddington.

### DESCRIPTION

A spacious semi-detached property located on the edge of the village. The property features two double bedrooms and a further single bedroom, together with a family bathroom comprising a shower, wash basin and WC. On the ground floor there is a sitting room, kitchen/diner, utility room, storage area and an additional shower room. Outside, the property benefits from established landscaped gardens.

### ACCOMMODATION

On the ground floor, the property features a spacious sitting room with patio doors opening onto the rear garden. The well-proportioned kitchen/diner is fitted with matching wall and base units, worktops, a sink unit and a gas Smeg oven, while a log burner creates a warm and welcoming focal point, making it an ideal space for both family living and entertaining. A substantial utility room provides excellent additional practical space and also benefits from patio doors leading to the garden, alongside a separate storage room and a convenient ground floor shower room with WC.

To the first floor are two generous double

bedrooms positioned at the front of the property, both benefiting from built-in wardrobes. To the rear is a further single bedroom and the family bathroom, fitted with a bath with shower over, wash hand basin and WC.

### OUTSIDE

To the front of the property, a gate and picket fence open onto an area of lawn bordered by mature trees and shrubs, with a pathway leading to the front door. To the rear, the property enjoys a large enclosed garden, featuring a patio area spanning the width of the house with a pergola, creating an ideal space for outdoor dining and entertaining. Steps lead up to a lawned area with established plants and shrubs, while additional benefits include two garden sheds and a greenhouse, providing excellent storage and growing space for keen gardeners.

### SERVICES

Mains water, drainage and electricity. Oil Heating, providing instant hot water (Boiler installed a year ago). Mobile coverage is good outdoor with EE, O2, Vodafone and good outdoor, variable in-home with Three (Ofcom). This property has the benefit of superfast broadband (Ofcom).

### VIEWINGS

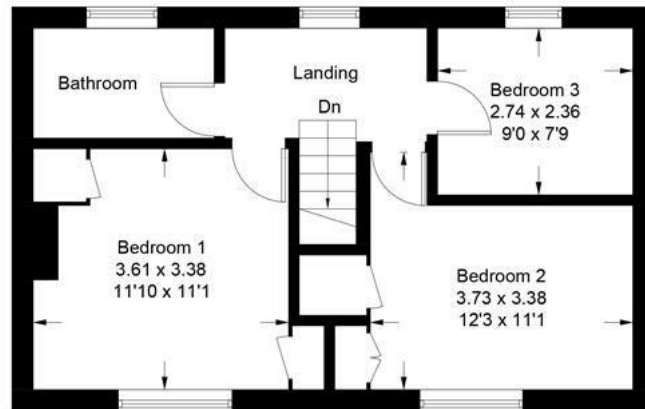
Strictly by appointment with the vendor's selling agents, Messrs Stags, Wellington Office.

### DIRECTIONS

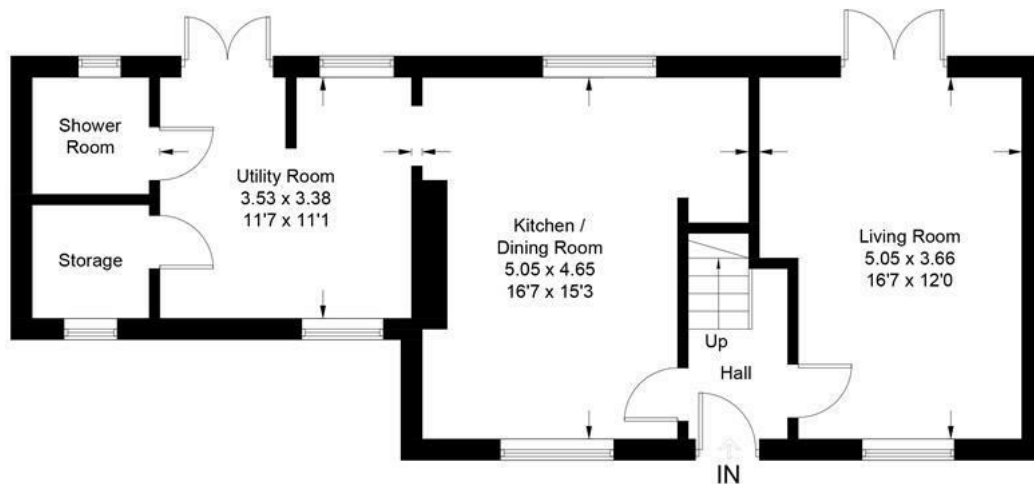
From junction 27 of the M5 motorway take the A38 towards Wellington. Turn right signposted Culmstock and when you enter the village turn left by the village primary school on to Hunters Hill. The cottage will be seen further up on the right hand side, identified by a Stags for sale board.



Approximate Gross Internal Area = 103.3 sq m / 1112 sq ft



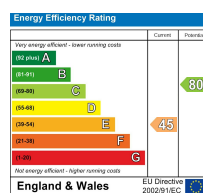
First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1013098)

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.



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