



STAGS

1 The Paddocks, Lady Street, Dulverton,
Somerset, TA22 9BY

A semi-detached cottage delightfully situated adjacent
to the mill leat with garden and parking.

Short Walk to Town Centre Tiverton 14 Miles Taunton 26 miles

- NO ONWARD CHAIN • Very Close to Town Centre • 3 Bedrooms •
- Pretty Enclosed Garden • Garage and Parking • Timber Workshop •
- Large Cellar • Sun Room • Overlooking Mill Leat •

Guide price £315,000

01398 323174 | dulverton@stags.co.uk

SITUATION

The property is set in a very convenient location close to the centre of Dulverton town which has many amenities. Dulverton nestles in the Barle River valley enjoying many riverside walks and is known as The Gateway to Exmoor. The town has a strong community and provides good day-to-day shopping together with three churches, post office, chemist, medical, dental and veterinary surgeries and a well-supported town hall. In addition there are good restaurants and recreational facilities including squash courts, all-weather tennis courts, football and cricket pitches.

Tiverton, which is some 14 miles distant, offers further shopping and entertainment facilities and the well-known Blundells School together with easy access to the M5 and mainline railway station at Tiverton Parkway. The county town of Taunton is 26 miles

away. The university and cathedral city of Exeter lies 29 miles south of the property and boasts a wealth of shopping, recreational and leisure facilities. To the east of the city, Exeter Airport offers national and international flights.

Situated within the Exmoor National Park, the property is ideally located to take advantage of the walking and riding on the wonderful heather and gorse clad moorland slopes and the beautiful river valleys. The North Devon coastline has an excellent range of beaches from which to enjoy numerous water sports, whilst Wimbleball Lake is just 6 miles away.

DESCRIPTION

This attractive cottage is of late Victorian origin with brick elevations under a slate roof. Located in a pretty garden and standing well above the mill leat, the cottage is ideally situated within Dulverton, being a short easy walk to the town centre. The property benefits from an enclosed garden, a garage,



a timber workshop and private parking for two vehicles.

ACCOMMODATION

The front door leads into the hallway with staircase to the first floor. The good sized sitting room has a window overlooking the front garden. The kitchen has a simple range of base and wall units, space for electric appliances and views over the rear garden. Adjacent is a dining room with glazed double doors to the sun room which overlooks the leat. Also on the ground floor is a bathroom and separate WC. Upstairs there are three bedrooms, one with a dressing room, and a central shower room. Loft hatch and ladder to the large attic. Accessed from the side of the property is a large cellar housing the boiler.

OUTSIDE

Double gates lead into the enclosed front garden with a patio seating area, shrub

garden, single garage and parking for two cars. To the rear is an enclosed paved garden which overlooks the mill leat and has a large timber workshop.

SERVICES

Mains water, drainage and electricity. Oil central heating. Broadband available.

VIEWING

Strictly by appointment with the agents please. Stags Dulverton Office 01398 323174 or dulverton@stags.co.uk.

DIRECTIONS

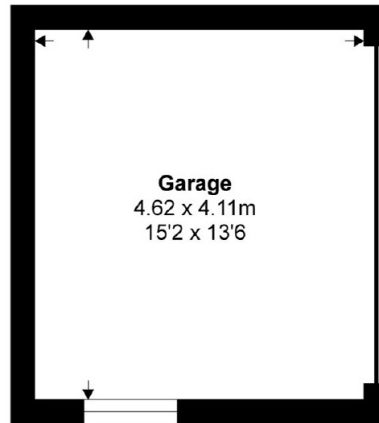
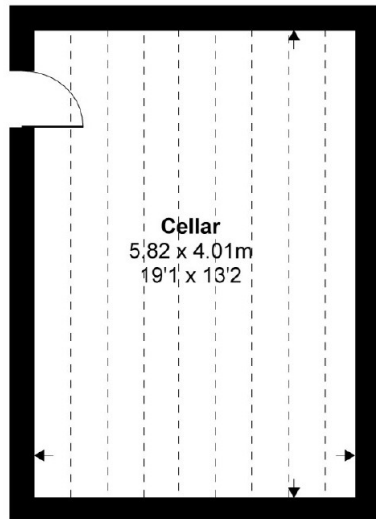
From Dulverton centre proceed along Lady Street, turning left opposite the churchyard into The Paddocks. Continue to the bottom and the property will be found on the left hand side.

COUNCIL TAX

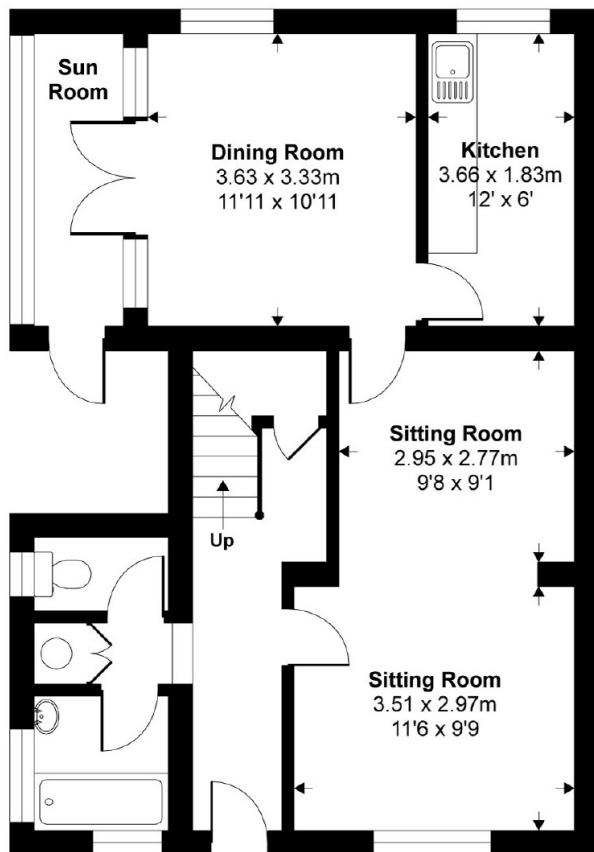
Band C (2018/2019)



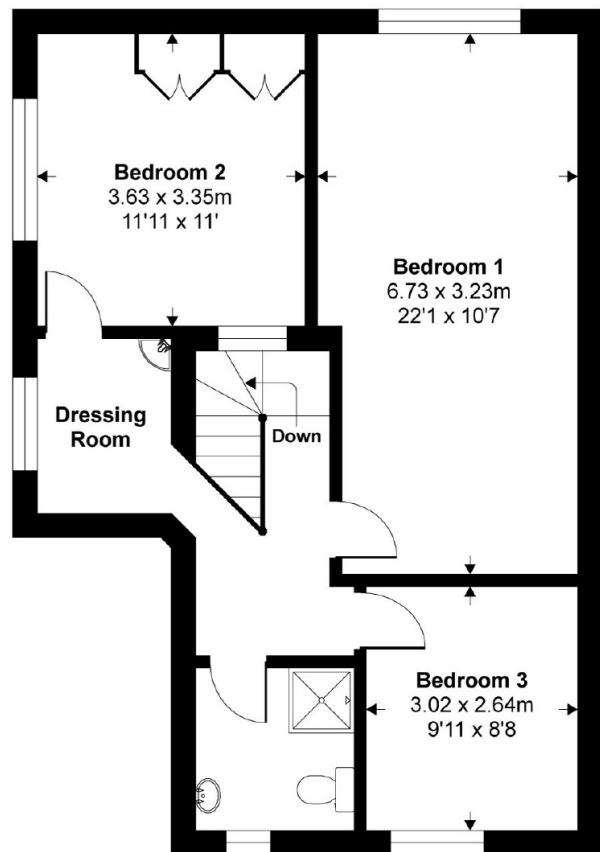
Approx. Gross Internal Floor Area
140.4 Sq Metres 1511 Sq Ft (Excludes Restricted Head Height & Includes Garage)



Lower Ground Floor



Ground Floor



First Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



13 Fore Street, Dulverton, Somerset, TA22 9EX
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
81-94	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		54	77
EU Directive 2002/91/EC			