

## CLOSEST SCHOOLS

### PRIMARY

All Saints C of E School

[www.allsaints.theexmoorfederation.co.uk](http://www.allsaints.theexmoorfederation.co.uk)

Dulverton Junior School

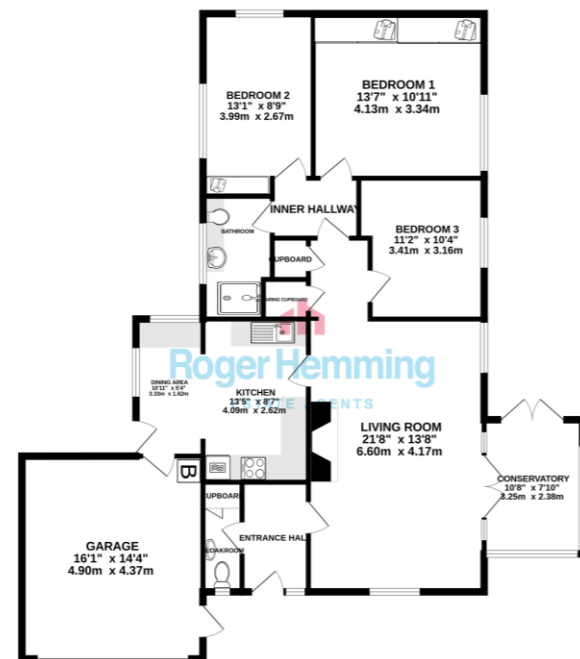
[www.dulverton.theexmoorfederation.co.uk](http://www.dulverton.theexmoorfederation.co.uk)

### SECONDARY

Tiverton High School

[www.tiverton.devon.sch.uk](http://www.tiverton.devon.sch.uk)

GROUND FLOOR  
1380 sq.ft. (128.2 sq.m.) approx.



TOTAL FLOOR AREA: 1380 sq.ft. (128.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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 for any prospective purchase. The services, fixtures and appliances shown have not been verified and are guaranteed as to their operation by the manufacturer. Made with Metropix 02024

## LOCATION

The small Somerset town of Dulverton is often referred to as the southern gateway to the Exmoor National Park. The town stands between the rivers Barle and Exe, which converge a mile or so down the valley. Dulverton is a vibrant local hub with an excellent range of independent shops and businesses. The town is well-known for its hostelrys and restaurants and it offers many different activities to suit all ages. For more information on the area, visit [www.visit-exmoor.co.uk/our-towns/dulverton](http://www.visit-exmoor.co.uk/our-towns/dulverton).



## FIND OUT MORE

Viewing by prior appointment:  
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To see more details on this and all our homes go to [www.rogerhemming.co.uk](http://www.rogerhemming.co.uk)



## ACORNS, BATH MEADOW DRIVE DULVERTON TA22 9EH

This is an impressive 3 bedroom detached bungalow. It has oil-fired central heating and it occupies a prime spot adjacent to open countryside. There are attractive front and rear gardens with a useful workshop and a conservatory.

**£460,000**

freehold

**TYPE**  
Detached Bungalow

**BEDROOMS**  
3

**RECEPTION ROOMS**  
2

**BATHROOMS**  
Cloakroom & Shower Room

**OUTSIDE**  
Front & Rear Gardens

**PARKING**  
Large Garage & Driveway

**HEATING**  
Oil Central Heating,  
uPVC Double-Glazing

**ENERGY RATING**  
E / 47



## ROGER HEMMING'S VIEW...

Occasionally we're lucky enough to see a home that impresses us on many levels and this property is one of those!

Acorns is a well-proportioned detached bungalow and it occupies an enviable position at the foot of a quiet cul-de-sac on the very edge of the popular Exmoor town of Dulverton. The flexible living space is oil centrally heated and double-glazed and it has three double bedrooms, two with fitted wardrobes, a cloakroom, a modern shower room, a large fitted kitchen with a dining area, a comfortable living room with a woodburning stove and a handy conservatory.

There's no chain with this one and our seller is able to offer a speedy conclusion to the sale, so when can we show you around?

*"This handsome bungalow has a really good feel to it, it has great kerb appeal and we liked the design with the three bedrooms at the rear of the building!"*

*"Dulverton has some brilliant eating places, try Woods Dining Rooms or The Bridge Inn!"*

**WHAT THE AGENT SAYS...**

## OUTSIDE

Acorns sits well on its plot and there are pleasant glimpses towards the adjoining countryside from the attractive lawned front and rear gardens.

The gardens are planted with numerous shrubs and small trees which provide year-round interest and colour.

Included in the sale is a useful detached workshop with a power supply and the property has a good-sized attached garage with driveway parking for several cars.