



Farscape



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10 Hollam Drive, Dulverton, TA22 9EL

Edge of Dulverton Tiverton 14 Miles Taunton 26 miles

A superb detached three bedroom home of the highest quality with lovely countryside views, pretty garden situated on the edge of Dulverton. Freehold. EPC band D. Council Tax band E.

- Far Reaching Rural Views
- Large Sitting Room
- Delightful Terraced Garden
- Freehold
- Council Tax Band E
- Beautiful High Spec Accommodation
- 3 Bedrooms (Master with En Suite)
- Parking and Double Garage/Workshop
- EPC Band D

Guide Price £465,000

## SITUATION

The property is situated in an elevated position, within the Exmoor National Park, well located on the eastern side of the town within walking distance of the centre. Dulverton offers a variety of shops, a post office, a chemist, doctors, veterinary and dental surgeries, library, primary school and three churches. There are also good recreational facilities.

Tiverton, which is 14 miles away, 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 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. Haddon Hill and Wimbleball Lake are also just a few miles away and offer riding, walking, sailing and fishing as well as many other recreational pursuits. North Devon coastline is within easy reach and has an excellent range of beaches from which to enjoy numerous water sports.

## DESCRIPTION

Built in 1999, the property is a delightful spacious detached home with far reaching southerly views over the Barle Valley and beyond. It is on a small and select development, which has been very carefully designed to blend with the adjoining countryside and parkland. The house is beautifully presented throughout to a high standard and offers spacious and bright accommodation. The house benefits from its surrounding gardens, seating areas with lovely far reaching views and a generous double garage.



## ACCOMMODATION

The front door leads into the central hall with access to the sitting room and the master bedroom and steps up to the upper level. The sitting room is a good size with a fireplace inset with a Stovax fire and enjoys wonderful far reaching views. The master bedroom also enjoying lovely views is a large double room with two fitted wardrobes and an en suite shower room.

On the upper level the kitchen is beautifully appointed with a range of wall and base units, granite worktops, wooden flooring, integral oven, hob, dishwasher fridge and freezer. The conservatory with wooden flooring, under floor heating, a freestanding double kitchen unit with space for a tumble dryer and glazed doors onto the patio is a lovely room that can either be used as a dining area or somewhere peaceful to sit in and enjoy the views of the garden from. There are two further double bedrooms with fitted cupboards, both overlooking the rear garden, a well-appointed family bathroom and an airing cupboard.

## OUTSIDE

To the front is a driveway with parking for two cars and access to the double garage. There is also an area of garden either side of the driveway and a terrace which is a perfect spot to enjoy the sun and views. The rear garden is terraced mainly laid to lawn, shrubs and flower borders and a patio. Steps lead up to the upper level where one can sit and enjoy the wonderful views over towards the Barle Valley.

## VIEWING

Strictly by appointment with the agents please.

## SERVICES

Mains electricity, water and drainage. Electric heating. Solar panels, which heat the hot water, benefitting from a FIT payment. Ofcom predicted broadband services - Standard 15 Mbps download 1 Mbps Upload. Superfast 80 Mbps 20 Mbps upload. Ofcom predicted mobile coverage for voice and data: Internal - EE, Vodafone & O2 likely. External - EE, Three, O2 and Vodafone likely. Local authority: Somerset West and Taunton Council.

## DIRECTIONS

From the Stags office in the centre of Dulverton proceed up High Street and follow the road around a right-hand bend into Jury Road. Follow this road and Hollam Drive will be found shortly on the left-hand side. The property is a short distance on the right-hand side.

## COUNCIL TAX

Council Tax Band E

## AGENTS NOTE

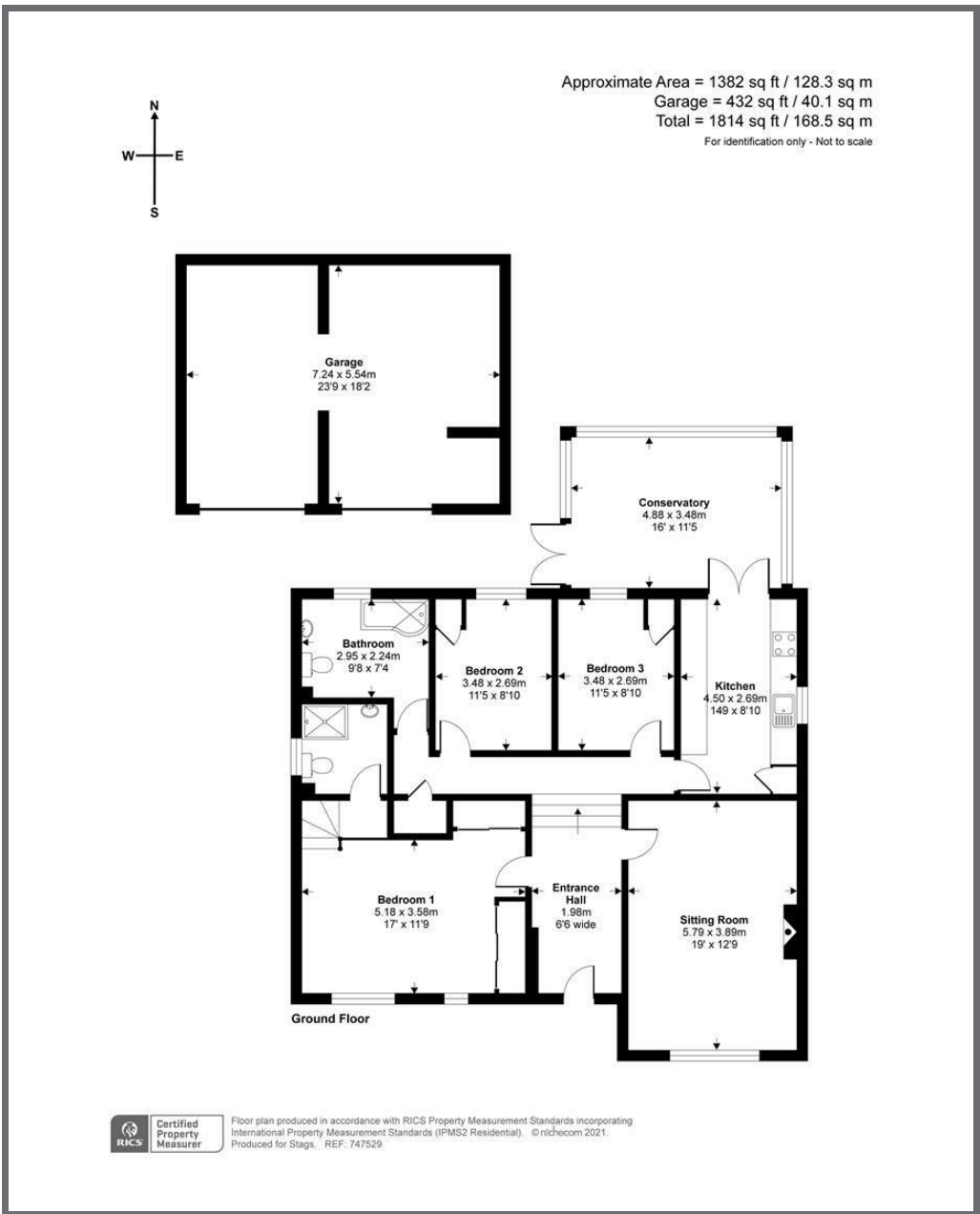
There is a tree in the rear garden with a TPO.

## WHAT3WORDS

what3words///taxi.thumb.lend



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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