



3, Bank Square



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Dulverton, Somerset TA22 9BU

Town Centre. Tiverton 14 Miles. Taunton 26 miles.

A substantial Victorian 4 bedroom house in the centre of Dulverton with a pretty courtyard garden.

- 4 Bedroom Refurbished Substantial Period Property
- 2 Reception Rooms
- Sunny Courtyard Garden
- Freehold
- Excellent Town Centre Location
- 4 Bedrooms 2 Bath/Shower Rooms
- EPC Band
- Council Tax Band C

Guide Price £400,000

SITUATION

The property is located in the heart of the popular town of Dulverton within Exmoor National Park. 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 two churches, post office, primary school, 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. The property is in a Conservation Area.

Tiverton (14 miles) 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 (29 miles south) 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 period property is a substantial Victorian town house which offers very comfortable accommodation. The property was refurbished throughout in 2020, but retains many original features with good sized rooms, high ceilings and period fireplaces. The property also benefits from double glazing throughout. It is equally suited as a full-time residence or as a retreat for holidays and weekends.

ACCOMMODATION

The front door leads into a hallway with space for coats and boots. The spacious sitting room has a pretty Victorian fireplace with open fire. The dining room is also a good sized room with a tiled fireplace and door to the kitchen. The kitchen is fitted with a range of wall and base units. Leading off the kitchen is a useful rear hall/boot room which gives access to the courtyard. Also on the ground floor is a shower room.

On the first floor to the front of the house there is a large double bedroom with ample room for a double bed and a single bed. There is also a good sized single bedroom and the family bathroom on this level. A further staircase leads to the second floor where there is another large double room to the front with pretty Victorian fireplace and another double bedroom.

OUTSIDE

To the rear accessed from the rear hall/boot room is a very pretty private sunny walled courtyard with flower beds and plenty of space for a table and chairs. There is no dedicated parking with the property, but on street parking is adjacent to the property and a parking permit can be purchased for the nearby car park.

VIEWING

Strictly by appointment with the agents please.

SERVICES

Mains electricity, water and drainage. Electric heating. Ofcom predicted broadband services - Standard 18 Mbps download 1 Mbps Upload. Superfast 80 Mbps 20 Mbps upload. Ofcom predicted mobile coverage for voice and data: Internal - EE, Three, Vodafone & O2. External - EE, Three, O2 and Vodafone. Local authority: Somerset West and Taunton Council.

DIRECTIONS

From the centre of Dulverton head towards the church into Bank Square and the property will be found on the left-hand side.

COUNCIL TAX

Council Tax Band C



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			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1823 sq ft / 169.4 sq m
 Limited Use Area(s) = 59 sq ft / 5.4 sq m
 Total = 1882 sq ft / 174.8 sq m
 For identification only - Not to scale

Ground Floor

- Sitting Room: 4.52 x 4.34m (14'10" x 14'3")
- Dining Room: 4.19 x 3.94m (13'9" x 12'11")
- Kitchen: 3.81 x 2.59m (12'6" x 8'6")
- 2.46 x 1.88m (8'1" x 6'2")

First Floor

- Bedroom 1: 6.15 x 4.27m (20'2" x 14')
- Bedroom 4: 3.68 x 2.31m (12'1" x 7'7")

Second Floor

- Bedroom 2: 5.49 x 4.27m (18' x 14')
- Bedroom 3: 3.89 x 3.51m (12'9" x 11'6")

Denotes restricted head height

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1112081