



Pennycombe



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Withypool, Minehead, TA24 7RP

Exmoor National Park. Dulverton 8 miles South Molton 11 miles
Taunton/M5 (J25) 28 miles

Pennycombe is a three bedroom single storey property with garage and gardens situated in the very popular village of Withypool.

- Within Exmoor National Park
- Popular Village Location
- Gardens
- EPC F
- Council Tax D
- Three Bedrooms
- Parking
- Garage
- Freehold

Guide Price £375,000

Situation

The property is situated in the heart of the village of Withypool, a short walk from the post office/stores and tea rooms, the church and the very popular Royal Oak Inn. Withypool is in the heart of Exmoor and very well placed to take advantage of all the park facilities with footpaths and bridleways leading along the River Barle and up onto the open moors.

Dulverton provides excellent day-to-day shopping facilities, schools, surgery, vets, etc and Taunton and Tiverton are both within an hour with access to the M5 and mainline railway links to London Paddington. The market town of South Molton also has good shops and services and the North Devon Link Road also provides easy access to the sandy beaches of North Devon.



Description

Pennycombe is a three bedroom single storey property with garage and gardens situated in the very popular village of Withypool. Pennycombe is in need of updating throughout and benefits from a spacious and practical layout consisting of three double bedrooms one en suite and a family bathroom along with a kitchen and separate sitting room. The property can be entered either via a formal front door leading into the sitting room or an every day door into the kitchen. Throughout the property and in bedrooms 1 & 2 there is good built in storage cupboards.

Viewings

Strictly via appointment with the agent Stags Dulverton 01398 323174

Directions

Upon entering the Village from the B3223 at Comers Cross, the property will be found on the right hand as you enter the village. What three words
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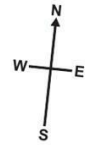
Services

Private drainage via Septic Tank, We are unsure if the tank complies with General Binding Rules please ask the agent for further details. Mains Water, Solid fuel Rayburn. Internet Speeds - ADSL Under 24Mbps 100% availability, Superfast 24-100Mbps 100% availability . Mobile Signal according to ofcom - Internal - EE - None Three - None, O2 - None, Vodafone - None. External - O2 Likely, Vodafone Likely

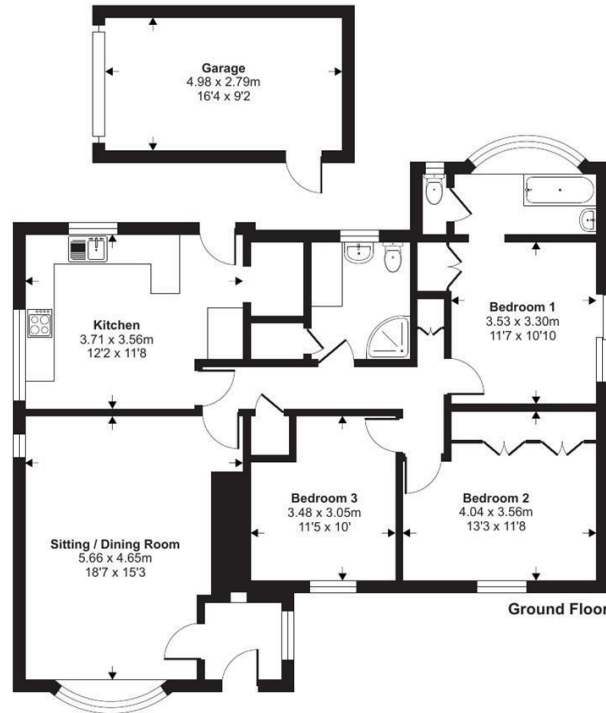
Agents Note

Flood Risk is High for Surface Water Flooding





Approximate Area = 1117 sq ft / 103.7 sq m
 Garage = 150 sq ft / 13.9 sq m
 Total = 1267 sq ft / 117.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2024. Produced for Stags REF: 1150696

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
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F	24		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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