



3, The Paddock



3, The Paddock

Lady Street, Dulverton, Somerset TA22 9BY

Short Walk to Town centre. Tiverton 14 Miles. Taunton 26 Miles.

A RARE FIND! A refurbished immaculately presented 3 bedroom semi detached cottage in the heart of Dulverton with delightful gardens, parking for 4 cars and a workshop.

- Immaculately Presented Hi Spec Accommodation
- Quietly Tucked Away
- Walking Distance To Amenities
- Open Plan Kitchen/Living Room
- Master Bedroom En Suite 2 further bedrooms and Bathroom
- Delightful Gardens With Mill Leat Frontage
- Large Workshop and Parking for 4 Cars
- Freehold. EPC Band Council Tax Band C.

Guide Price £475,000

SITUATION

The property is tucked away in a quiet situation just a few minutes walk from the town centre. 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, it is ideally located to take advantage of the excellent opportunities to walk and ride on the open slopes of the moor and in the lovely 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

3 The Paddock is a beautifully presented semi detached cottage of late Victorian origin that has been immaculately refurbished to a high specification. A great deal of thought has gone into the design to compliment the house, with the use of the finest materials including oak flooring and the renovations include a new roof, new kitchen and bathroom and all the windows replaced throughout . It enjoys a very quiet setting, yet just a short walk from all local amenities in Dulverton and is complemented by its gardens and parking. It would be equally suited as a full-time residence or as a holiday retreat.

ACCOMMODATION

The front door leads into a small hallway which leads into the open plan kitchen/living room. The kitchen has a new wood burner fitted in a fireplace with wood surround, slate hearth, original built in cupboards and is beautifully fitted with a range of bespoke base units, granite worktops, integral oven, hob, dishwasher, fridge freezer and oak flooring. The sitting area is light and spacious with a window to the front and a cast iron Victorian fireplace with slate hearth, tiled surround and fitted with a gas coal effect fire. Leading off the kitchen is the dining area with glazed doors leading to the garden. Also on the ground floor is a utility room and a cloakroom.

Stairs lead to the first floor where there are two doubles bedrooms and a well appointed family bathroom. A further staircase leads to the second floor where there is a large master bedroom with fitted cupboards and an en suite shower room.

OUTSIDE

To the rear of the property is the most delightful private courtyard garden with shrubs and climbing plants and space for a garden table and chairs, a timber garden shed and a log storage. A door leads to a passageway leading to the front of the property. (owned by this property, but the neighbouring property has a right to pass through to their property)

Immediately to the front of the house is an enclosed patio area and beyond this is the parking area for four cars. A gate from here leads into a small paddock, now a very pretty private garden, mainly laid to lawn with shrubs, flower borders and steps leading down to the mill leat. At the top there is a large useful timber workshop with power and lighting and a further timber shed. To the front of the workshop is a patio area from which to sit and enjoy the peace and quiet. The neighbouring properties have a right to pass over the drive which is owned by this property.

SERVICES

Mains electricity, water and drainage. LPG Gas Central Heating. Local Authority: Somerset West and Taunton Council. Ofcom predicted broadband services - Standard 19 Mbps download 1 Mbps Upload. Superfast 80 Mbps 20 Mbps upload. Ofcom predicted mobile coverage for voice and data: Internal - EE, Vodafone & O2. voice and data, Three voice limited, data none, External - EE, Three, O2 and Vodafone data and voice

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

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



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			84
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

13 Fore Street, Dulverton,
Somerset, TA22 9EX

dulverton@stags.co.uk

01398 323174

Approximate Area = 1177 sq ft / 109.3 sq m
 Outbuilding = 274 sq ft / 25.4 sq m
 Total = 1451 sq ft / 134.7 sq m
 For identification only - Not to scale

Ground Floor

- Dining Room: 3.63 x 2.97m / 11'11 x 9'9"
- Utility
- Kitchen / Sitting Room: 7.11 x 4.85m / 23'4 x 15'11"
- Workshop: 7.26 x 3.46m / 23'10 x 11'5"

First Floor

- Bedroom 2: 3.78 x 2.46m / 12'5 x 8'1"
- Bedroom 3: 3.51 x 2.87m / 11'6 x 9'5"

Second Floor

- Bedroom 1: 5.05 x 4.75m / 16'7 x 15'7"

Outbuilding

Workshop: 7.26 x 3.46m / 23'10 x 11'5"

Ground Floor

First Floor

Second Floor

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: 1152983