



1 Guildhall Terrace,





# 1 Guildhall Terrace,

Dulverton, TA22 9EZ

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

A rare opportunity to purchase a 2 bedroom Victorian town house in the very center Dulverton, with a garden and level access to local amenities

- No Onward Chain
- Level Walking To Amenities
- Kitchen
- Enclosed Patio/Garden
- Local Council Car Park near by
- Quietly Tucked Away
- Dining Room/Sitting Room
- 2 Double Bedrooms and Bathroom
- Council Tax Band B. EPC Band E. Freehold

Guide Price £350,000

## SITUATION

The property is located in central Dulverton town position within the Exmoor National Park and Conservation area. 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, 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 (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

1, Guildhall Terrace is a two bedroom Victorian end terrace townhouse built in 1900. These attractive properties rarely come on to the market due to their convenient position in the town and are much sought after.

## ACCOMMODATION

A gate from the lane leads to the easily maintained front garden and entrance porch into the hallway. The living room has a fireplace with log burning stove and a sash window over looking the front garden. At the end of the living room provides access into the kitchen at the rear of the property. The modern kitchen is light and spacious with a south facing aspect, with ample spaces for appliances. There is also a downstairs cloakroom adjacent to the kitchen. The two double bedrooms are light with large sash windows and built in wardrobes. The family bathroom has a bath with overhead shower and there is also a WC and wash basin. To the side of the property there is a small seating area, with raised beds planted with shrubs to the side and rear.

## OUTSIDE

To the front is an easily maintained front garden. There is further outside space to the side and rear of the property where there is a small seating area and raised beds planted with shrubs.

## SERVICES

Mains water(metered), sewerage and electricity. Oil fired 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 - Voice EE limited, Vodafone, Three & O2 likely. Data: EE and Three limited. Vodafone and O2 likely. External - EE, Three, O2 and Vodafone voice. Data O2, Vodafone and EE likely. Three limited.

## AGENTS NOTE

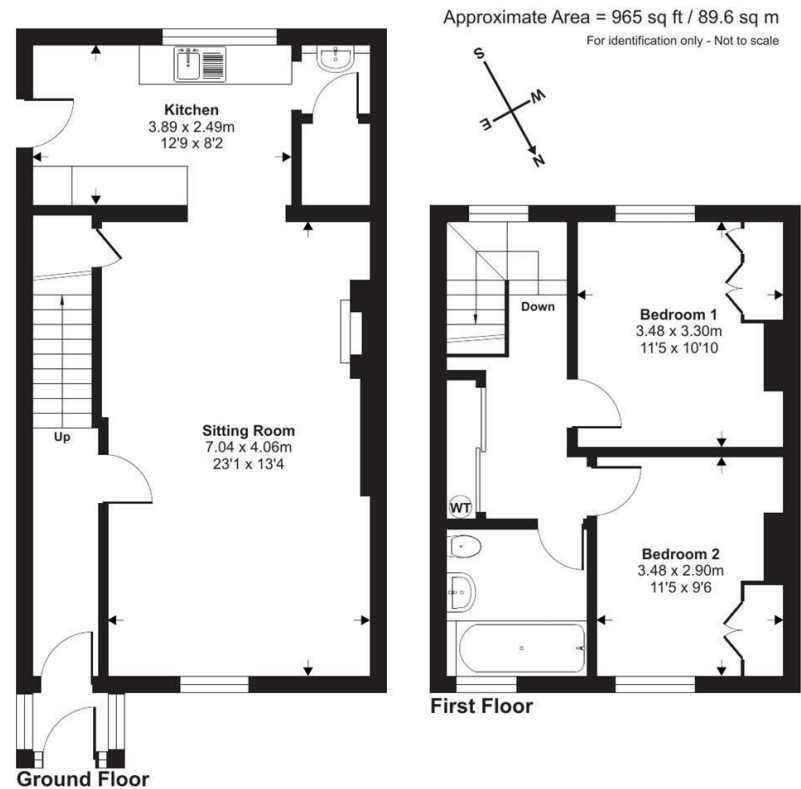
There is a right of way on foot only across the back of the property for the adjoining properties to access their rear gardens should it be necessary.

## DIRECTIONS

From the Stags office proceed down the Fore Street, turn into Guildhall lane and the property will be found 50 yards on the left hand side.

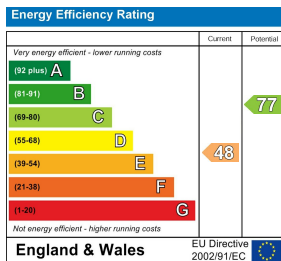






Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1187819

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.



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