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18 Fishers Mead



18, Fishers Mead, Dulverton, Somerset TA22 9EN



Dulverton Town. Tiverton 14 miles. Taunton 25 miles. Exeter 28 miles.

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A two bedroom attached property with pretty enclosed gardens and within walking distance of the centre of Dulverton.

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- Close to Town Centre
- Sitting Room
- Kitchen/Breakfast Room
- Cloakroom
- 2 Double Bedrooms
- Shower Room
- Gardens
- EPC Band F
- Council Tax Band B
- Freehold

Guide Price £190,000

### SITUATION

18 Fishers Mead is in a convenient location just a short walk from the shops and amenities in this delightful small town of Dulverton within the Exmoor National Park. Nestled in the Barle Valley, Dulverton has a strong community and provides good day to day shopping together with two churches, post office, banking facilities, chemist, garage, medical, dental and veterinary surgeries and a well-used town hall. There are also good restaurants, inns and recreational facilities including squash courts, all-weather tennis courts, football and cricket pitches.

Tiverton, 14 miles to the south, 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 25 miles away and the University and Cathedral City of Exeter lies 28 miles south of the property and boasts a wealth of shopping, recreation and leisure facilities. Exeter Airport lies to the east of the city and 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 slopes of the moorland and the beautiful river valleys. Also the North Devon coastline has an excellent range of beaches from which to enjoy numerous water sports, whilst Wimbleball Lake is within a short distance.

### DESCRIPTION

The property is an attached house situated at the end of a quiet cul de sac. There are enclosed gardens to the front and rear of the house with communal parking immediately to the front of the property. The accommodation is spacious and offers two double bedrooms, a good sized reception room and a kitchen/breakfast room. It would equally appeal to a first time buyer, a couple or an investor.

### ACCOMMODATION

As illustrated by the floorplan, access is gained via a part glazed front door into a small hall

with a cloakroom attached. The light and airy sitting room overlooks the front garden and stairs lead to the first floor. The good sized kitchen/breakfast room is fitted with a range of wall and base units, two storage cupboards, space for a dining table at one end and a door to the rear garden. Upstairs there are two double bedrooms and the well appointed shower room.

### OUTSIDE

To the front of the property is a level garden which has been gravelled and planted with shrubs. At the rear is an enclosed garden which is terraced and paved. The rear garden can be accessed from both the house and via a covered walkway at the side of the house. There is a useful store room accessed from the walkway and a garden equipment store beside the back door.

### VIEWINGS

Strictly by appointment with the agents please.

### DIRECTIONS

From the centre of Dulverton, head west on to Jury Road (B3222). After 500 yards, turn right onto Amory Road and proceed for another 175 yards before turning right onto Barnsclose and subsequently Fishers Mead. Take the second right remaining on Fishers Mead and follow the road to the right. Park at the end of the cul de sac and 18 Fishers Mead is directly in front of you.

### SERVICES

Mains electricity, water and drainage. Electric heating  
Ofcom predicted broadband services -  
Standard: Download 17Mbps, Upload 1Mbps.  
Superfast: Download 80Mbps, Upload 20Mbps.  
Ofcom predicted mobile coverage for voice and data: Internal - O2 & Limited Vodafone.  
External - EE, O2, Vodafone & Limited Three.  
Local Authority: Somerset West & Taunton (West Somerset)

### AGENTS NOTE

The property is subject to a local occupancy clause. Please ask the agents for further details.

### WHAT3WORDS

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Approximate Area = 852 sq ft / 79.1 sq m (excludes store & utility)  
Limited Use Area(s) = 50 sq ft / 4.6 sq m  
Total = 902 sq ft / 83.7 sq m

For identification only - Not to scale

Denotes restricted head height



Ground Floor

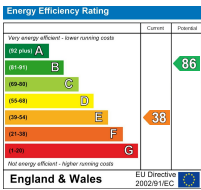


First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Stags. REF: 1227801

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