



Weircleave



STAGS

Weircleave

53 Northmoor Road, Dulverton, TA22 9PW

Dulverton Town. Tiverton 14 miles. Taunton 25 miles.

A three bedroom character cottage with garden, parking, views and walking distance of Dulverton

- Character Cottage
- Kitchen/Breakfast Room
- Generous Sized Sitting Room
- 3 Double Bedrooms
- Family Bathroom
- Garden
- Parking for two cars
- EPC Band E
- Council Tax Band D
- Freehold

Guide Price £325,000

SITUATION

Weircleave is on the edge of Dulverton, conveniently located for the shops and amenities in this delightful small town well known as The Gateway to Exmoor. Nestled in the Barle Valley, Dulverton has a strong community and provides good day to day shopping together with a first and junior school, two churches, a post office, chemist, medical, dental and veterinary surgeries and a well-supported 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 29 miles south of the property and boasts a wealth of shopping, recreational 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

Set in a sunny location, this attached character cottage overlooks the River Barle enjoying delightful rural and woodland views, and benefits from private parking and a garden.

ACCOMMODATION

The kitchen/breakfast room is a good sized room with fitted glazed cupboards, Rayburn (disconnected), space for white goods, laminated flooring and views over the river valley. The generous sized sitting is double aspect and fitted with a wood burning stove. A door from the kitchen leads to the rear hall and cloakroom.

Upstairs there are three double bedrooms and the family bathroom.

OUTSIDE

A path leads to the front door. To the front is an enclosed garden with flower borders and from which one can sit and enjoy the views. To the rear is a path which leads to a small outbuilding. On the opposite side of the road is a parking space for two cars.

SERVICES

Mains water and electricity. Oil central heating. Private drainage via a septic tank. Type and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.

Ofcom predicted broadband services - Standard: Download 17Mbps, Upload 1Mbps. Superfast: Download 58Mbps, Upload 10Mbps.

Ofcom predicted mobile coverage for voice and data: Internal (Limited - Voice Only) - O2 & Vodafone. External - EE (Limited), Three, O2 and Vodafone.

Local Authority: Somerset West & Taunton (West Somerset). Exmoor National Park.

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

On entering Dulverton on the B3222 from the south, continue over the river bridge and take the left hand fork by the chemist. Turn left into Lady Street and continue along into Northmoor Road and Weircleave will be found on the right hand side on the outskirts of the town.

WHAT3WORDS

///horses.snooping.thumbnail



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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		50
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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