



Flat 2, Hagley House

Flat 2, Hagley House, 23 Fore Street, Dulverton, TA22 9EX



Dulverton Town Centre | Tiverton 13 miles |
Taunton 24 miles

A two bedroom flat located in
the heart of Dulverton with a
delightful private walled garden.

- Central Location within Dulverton
- First Floor Flat
- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Enclosed Walled Garden with Summerhouse
- EPC Band F
- Council Tax Band B
- Leasehold

Guide Price £125,000



SITUATION

The property is ideally positioned right in the centre of the beautiful Exmoor town of Dulverton. The town has a strong community and provides good day-to-day shopping together with three churches, a post office, chemist, medical, dental and veterinary surgeries and a well-supported town hall. In addition, there are good restaurants and recreational facilities.

Tiverton 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.

Situated within the Exmoor National Park, the property is ideally located for business and to take advantage of the walking and riding on the wonderful heather and gorse clad moorland slopes and the beautiful river valleys. Wimbleball Lake is just 6 miles away and the North Devon coastline has an excellent range of beaches.

DESCRIPTION

The property is a first floor two bedroom leasehold flat with rendered and colour-washed elevations and is complemented by an enclosed sunny rear garden. It would be equally suited as a full time residence or as a retreat for holidays and weekends.

ACCOMMODATION

The entrance door leads through to a hallway giving access to the rear walled garden and stair to the first floor. A useful cupboard is also located within the entrance hallway.

Stairs rise to the first floor landing dividing to the front and rear of the property. The kitchen lies to the rear of the property offering wall and base units and space for free standing white goods. The spacious sitting room sits to the front of the property and features a bay window with views overlooking the square. One bedroom can be found on this floor offering a front aspect, and benefits from under stairs storage cupboard. A bathroom and separate WC can also be found on this floor at the rear

of the property.

A further turning staircase rises to the second floor and a further bedroom with built in storage and eave storage.

OUTSIDE

To the rear of the property is a delightfully sunny walled garden - A lovely space to sit and enjoy outside dining. This gravelled, low maintenance courtyard garden offers a charming summerhouse and a variety of perennials and mature shrubs dispersed throughout making this space a quiet outdoor retreat, all year round.

The neighbouring property retains a right of way through the walled garden.

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

From our office, head up Fore Street about 20 metres towards the Post Office, passing the Co-op. The property will be found on the left hand side above the Exmoor Society Shop.

SERVICES

Mains water, electricity and drainage. Electric heating.

Ofcom predicted broadband services - Standard: Download 19Mbps, Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps.

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

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

WHAT3WORDS

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TENURE

The property is held on a 999 year long leasehold with 980 years remaining. (Please ask the agent for further details). There is a ground rent charge of £100 per annum.

AGENTS NOTE

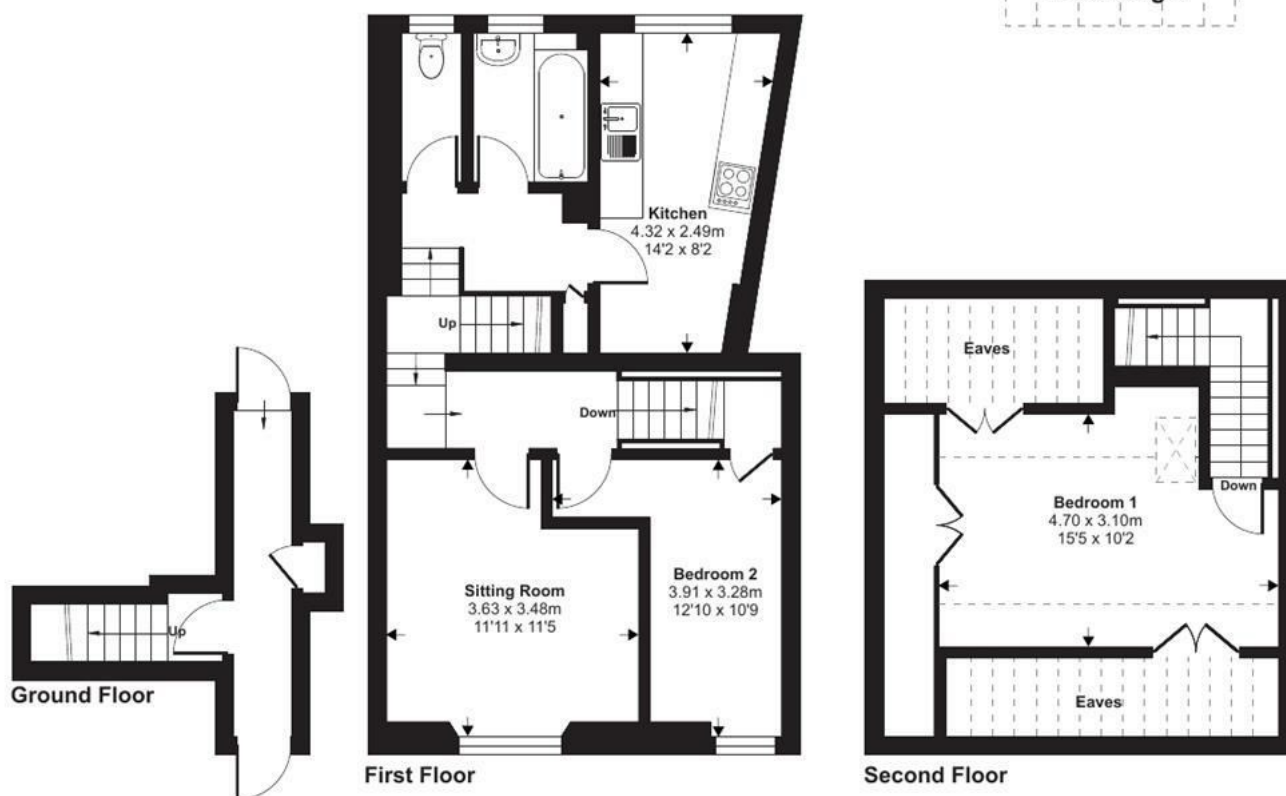
The freehold and the retail premises on the ground floor may be available for sale. Please ask the agents for details.





Approximate Area = 740 sq ft / 68.7 sq m
 Limited Use Area(s) = 224 sq ft / 20.8 sq m
 Total = 964 sq ft / 89.5 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Stags. REF: 1247931

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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(35-40) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

13 Fore Street, Dulverton, Somerset, TA22 9EX

01398 323174

dulverton@stags.co.uk

stags.co.uk



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