



Wyvern



Wyvern

Morebath, Tiverton, EX16 9AL

Dulverton 4 miles; Tiverton 8.5 miles; Taunton 20 miles

A detached 3 bedroom home on the edge of a village, offering stunning countryside views.

- Detached
- Edge of Village Location
- Parking and garage
- 3 Bedrooms
- Lovely Views
- Freehold
- No onward chain
- EPC Band F
- Council Tax Band D

Guide Price £385,000

SITUATION

Wyvern is set in an idyllic position on the edge of the pretty village of Morebath. The property has excellent access to the small country town of Bampton (2 miles) which offers a generous range of facilities including schooling, doctors surgery, shops, public houses and restaurants. The larger market town of Tiverton lies 8.5 miles to the south with its excellent range of shopping, recreational and educational facilities.

From Tiverton access can be obtained to junction 27 of the M5 motorway and Tiverton Parkway.



DESCRIPTION

You enter the property into a spacious entrance hall, from which you can access the living room. This is a good-sized room with windows to the front, side, and rear, along with double French doors, making it bright and airy. The kitchen features a range of white wall and base units, offering plenty of worktop space. It also provides room for a dining table and chairs, and has a door leading directly into the garage.

The cloakroom is to your left upon entering, and includes a sink, WC, and a small window to the front.

On the first floor, the master bedroom is a good size, with dual aspect windows and built-in storage. Bedrooms two and three are also decent-sized doubles, with bedroom three benefiting from a deep walk-in wardrobe. The loft is boarded and insulated, providing additional storage space. The family bathroom has a bath with a shower over, bidet, sink, and a large window overlooking the rear.

OUTSIDE

The driveway offers ample off-road parking, while the single garage can be accessed either through the main garage door or via an internal access door from the house. At the rear, a courtyard provides beautiful countryside views and plenty of space for patio furniture.

SERVICES

Mains water and electric. Septic tank. Electric heating. Standard, Superfast and Ultrafast broadband available. Mobile signal likely outside with Three, EE, Vodafone and 02 (Ofcom 2025).

DIRECTIONS

What3Words:/// stretcher.lifts.giggled

AGENTS NOTE

There is believed to be a covenant on the land to the rear of the property that exists to prohibit building development



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		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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