



2 Warmore Cottages



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Dulverton, Devon, TA22 9LJ

Edge of Exmoor National Park. Dulverton 3 miles. Tiverton 11 miles. Taunton 22 miles.

A well presented 4 bed semi-detached cottage near Dulverton in a rural location with good views and 2 off road parking spaces. Freehold. Council Tax Band D.

- Beautifully Presented Character Cottage
- 4 Bedrooms 2 Bathrooms
- Rural Views
- Council Band D
- Kitchen/Diner, Living Room
- Gardens, Patios, Parking
- Freehold
- EPC Band D

Guide Price £475,000

SITUATION

The cottage is situated in the hamlet of Warmore, located approximately 3 miles east of Dulverton which is a delightful country town in the National Park and is well known as The Gateway to Exmoor. Dulverton provides good shopping facilities together with a post office, chemist, medical centre, dental and veterinary surgeries, library, primary and junior schools and a well-used town hall. There are also good recreational facilities including squash courts, all weather tennis courts and football and cricket pitches.

Tiverton is a larger town 13 miles to the south, with more comprehensive retail and recreational opportunities as well as excellent public schooling and access to the M5 at Junction 27. The beautiful cathedral city of Exeter is approximately 27.5 miles distant and has the advantage of the international airport. Tiverton Parkway rail station is adjacent to J27 and is on the South West main line to London Paddington (2 hours 5 minutes).

The property is well located for walking and riding and is just a short drive from the wonderful hills and valleys of Exmoor. Wimbleball Lake is nearby offering lovely lakeside walks, sailing and other water sports.



DESCRIPTION

2 Warmore Cottages is a charming south facing period semi-detached cottage, which has been refurbished and now provides light and spacious accommodation, but has maintained many of its original features including pretty Victorian fireplaces. The elevated situation provides excellent views to the south and it is complemented by a private garden and parking.

ACCOMMODATION

The front door leads into the central hallway giving access to the main reception rooms and the cloakroom. The kitchen leads off the central hallway and has been beautifully renovated, with wall and floor units and space for a dining table as well. The large sitting room, with fireplace inset with a wood burner overlooks the front garden, and also has French doors leading out to the rear. The utility room is to the rear of the property with a stable door leading out to the garden.

Upstairs there are two double bedrooms, one with fitted wardrobes, two good sized single bedrooms both with fitted/built in wardrobes and two well appointed shower and bathrooms.

OUTSIDE

The gardens are a lovely feature with access to the rear garden via the kitchen or sitting room to an attractive patio with stone walling and steps up to a lawned area. This rear garden backs on to a field. A path leads around the side of the cottage to the front garden. Steps lead down to the parking area for two cars.

SERVICES

Private shared water supply. Private drainage system shared with four neighbouring properties. Oil central heating.

Ofcom predicted broadband services - Standard: Download 23Mbps, Upload 2Mbps. Ultrafast: Download 1800Mbps Upload 220 Mbps.

Ofcom predicted mobile coverage for voice and data: EE 75%, Three 67%, Vodafone 66%, O2 60%.

Local authority: Mid Devon District Council.

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

From Dulverton take the B3223 towards Brushford and upon entering the village take the first turning on the left. Follow this lane past Perry Farm and up to the crossroads. Go straight over the crossroads, following the lane for about half a mile and 2 Warmore Cottages will be found on the left hand side.



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			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	
England & Wales		EU Directive 2002/91/EC	

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