



Snowdrop Cottage



STAGS

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7 Lady Street, Dulverton, TA22 9DA

Dulverton Town Centre, Tiverton 14 Miles, Taunton 26 miles

A delightful period cottage, discreetly positioned in the heart of the town, offering well-presented accommodation arranged over two floors and a south-west facing front garden.

- Town centre location
- Elevated position
- Pretty front garden
- Freehold
- 2 Double bedrooms
- Utility room
- Beautiful kitchen
- Council Tax B.

Guide Price £325,000

SITUATION

Snowdrop Cottage is quietly tucked away on Lady Street, placing it right at the heart of Dulverton while enjoying a wonderfully secluded feel. The town's excellent range of independent shops, pubs, cafés and restaurants are all within an easy walk, alongside everyday amenities including a doctors' surgery, pharmacy, library and local school. Just moments away, riverside walks along the River Barle provide an attractive natural setting and an immediate escape into the surrounding countryside.

Tiverton (14 miles) 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 26 miles away. The university and cathedral city of Exeter (29 miles south) boasts a wealth of shopping, recreational and leisure facilities. To the east of the city, Exeter Airport offers national and international flights.

DESCRIPTION

Snowdrop Cottage is a characterful period home arranged over two floors with an impressively presented interior which has been carefully maintained, with a practical and well-balanced layout suited to both full-time living or use as a second home, this country cottage is a delightful home from home in Exmoor National Park.



ACCOMMODATION

On the ground floor there is a sitting room with a woodburning stove. The room also incorporates space for a dining table and includes bespoke Neptune fitted cabinetry providing practical and well organised storage. The kitchen is particularly well appointed, fitted with high-quality Neptune cabinetry complemented by granite work surfaces and a built-in dresser, creating an attractive and functional space. Integrated appliances include a Bosch oven with induction hob, dishwasher and fridge. A utility room leads off the dining area and provides space and plumbing for a washing machine and tumble dryer, together with a ceramic sink and under-stair storage. Also on the ground floor is a WC and a rear hall with an external door.

The first floor offers two well-proportioned double bedrooms, each with built-in cupboards. The bathroom is attractively appointed with a bath and shower over, a wash basin set within a marble-topped vanity unit, WC, heated towel rail and an airing cupboard.

OUTSIDE

A charming south-west facing garden lies to the front of the property, attractively planted with established flower and herbaceous borders and complemented by a paved seating area ideal for outdoor use. A timber garden shed provides useful storage. Steps lead up from Lady Street to the front door, while gated side access offers a route to the rear entrance.

SERVICES

Mains drainage, water and electricity. Electric, water filled, central heating. Ofcom predicted broadband services - Standard: Download 18Mbps, Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps. Ofcom predicted mobile coverage for voice and data: (Good coverage) EE, Vodafone and O2.

Local Authority - Somerset Council.

VIEWING

Strictly by appointment with the agent.

DIRECTIONS

From Dulverton centre proceed along Lady Street passing the churchyard. The property will soon be found on the right hand side, with an entrance through a stone wall and steps leading up.

WHAT3WORDS

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

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