



3, Allotment Cottages



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Bridgetown, Dulverton, Somerset TA22 9JR

Exmoor National Park, Bridgetown Village, Dulverton 6 miles,
Taunton 25 miles

An attractive two bedroom cottage with charming terraced gardens, views over the river Exe, a summer house and parking. EPC E, Freehold.

- Successful Holiday Let
- Immaculately Presented
- Kitchen With Breakfast Area
- Two Double Bedrooms
- Sitting Room With Log Burner
- Summer House
- Terraced Gardens and Parking
- Exmoor National Park
- Freehold
- Council Tax band B

Guide Price £295,000

SITUATION

3 Allotment Cottages stands in an elevated position with lovely views over the River Exe and woodlands beyond. Bridgetown, famous for its picturesque cricket ground, is ideally located to take advantage of the wonderful walking and riding opportunities on Exmoor, in particular Winsford Hill which is accessed via Week Lane.

Dulverton, 6 miles away, has a strong community and provides good day to day shopping together with three churches, a post office, chemist, medical centre, dental and vet surgeries and a well equipped town hall. In addition there are good restaurants and thriving public houses, together with recreational facilities including squash courts, all weather tennis courts and a cricket pitch.

Tiverton, about 12 miles to the south, provides access to junction 27 of the M5 and Tiverton Parkway train station with direct trains to London Paddington within 2 hours. The County Town of Taunton also with excellent road and rail links is about 25 miles to the East.

Dunster 11 miles away is a beautiful medieval village set within Exmoor National Park, boasting its own Castle and a Medieval Yarn Market. Minehead is 14 miles away and provides a wide range of shopping, banking and educational facilities and regular bus services. It also caters for various leisure interests including an 18 - hole Golf Course and marine activities.



DESCRIPTION

This two bedroom attractive cottage faces South West and has charming terraced gardens, a very useful summer house/garden room and parking in a private layby beside the cottage. The cottage is beautifully presented and in excellent condition and would make a very comfortable home, but equally, would be suited to a holiday cottage or weekend retreat.

ACCOMMODATION

No. 3 Allotment Cottages is approached via a pathway leading to an enclosed porch which is a good space for coats and muddy boots. This leads to the generously proportioned sitting room with a lovely log burning stove and large window to the front making this a light filled and airy room.

The kitchen is fitted with shaker style units, an integral hob and oven, with space for a dishwasher and washing machine. Just off the kitchen is a breakfast area with space for a table and chairs for four. Stairs from the kitchen lead to the first floor where there are two light and airy double bedrooms, one with a charming Victorian fireplace and both with views across to the river. The well presented family bathroom benefits from underfloor heating and has a cast iron roll top freestanding bath with power shower over.

OUTSIDE

The delightful South West facing terraced gardens are a lovely feature of this property. Steps up from the front door of the property lead to a good sized sunny terrace with ample space for a large garden table and chairs. From here there is a set of stone steps leading to the top terraced area where there is a fully insulated garden room/summer house with power. This is perfectly positioned to take advantage of the afternoon sun and views over the river and treetops beyond and could easily be used as a home office, or hobby room. In addition there is a small garden to the front of the property, which also has space for a small table and chairs. The property also benefits from parking in a layby to the front of the cottage.

VIEWINGS

Strictly by appointment with the agent.

DIRECTIONS

From Dulverton take the a396 towards Wheddon Cross. After approximately 6 miles on reaching Bridgetown turn right to Exton. The property will be found immediately on the right hand side.

SERVICES

Mains water, electricity and electric heating, drainage.

COUNCIL TAX

Council Tax Band B.



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.

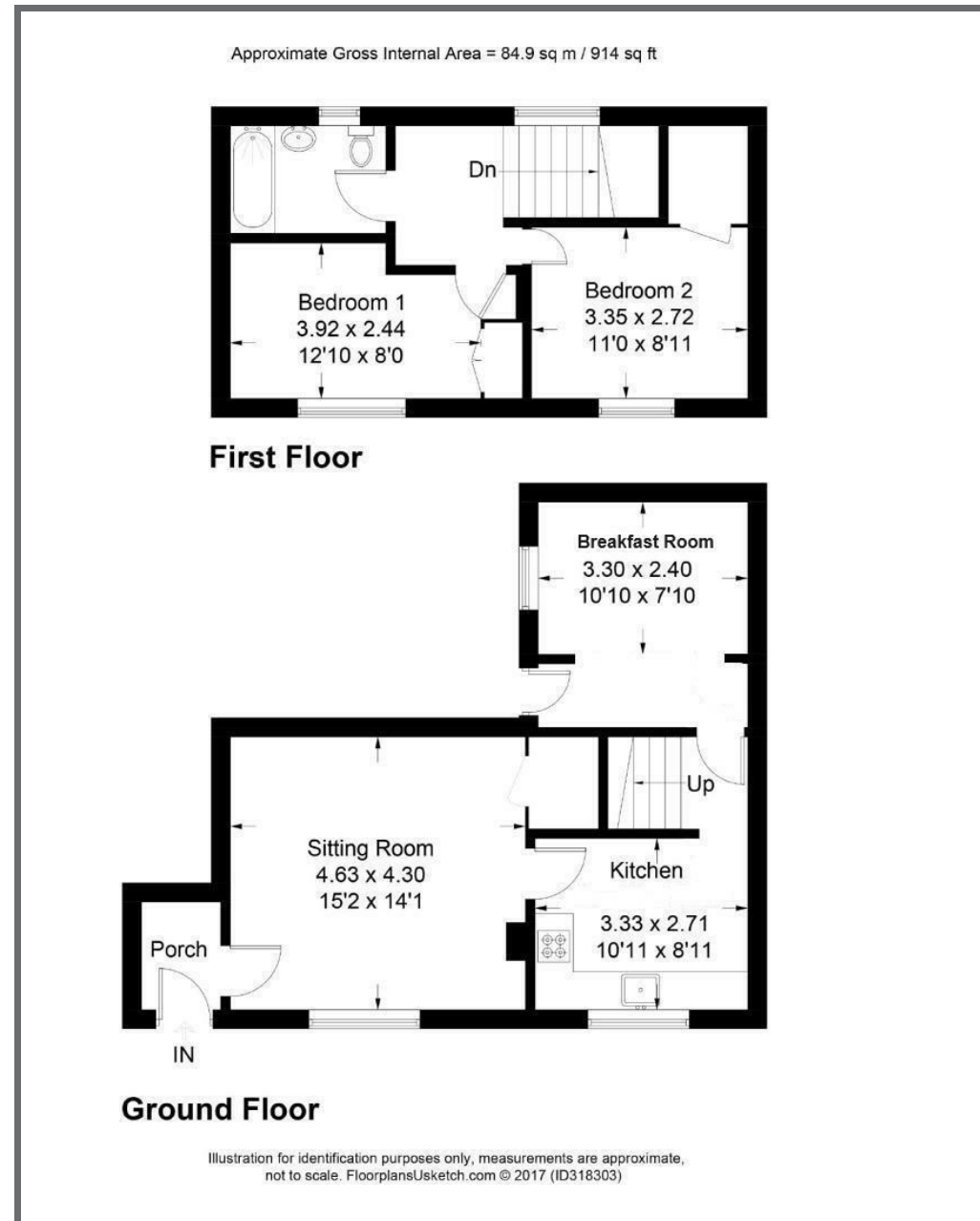


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		57
(39-54)	E		
(21-38)	F	13	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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