



Dolphin House

Dolphin House

School Lane, Thorverton, Devon, EX5 5NR

Exeter 7 Miles | Crediton 7 Miles | Tiverton 9.5 Miles

An immaculately presented detached three-bedroom home, set in the heart of the popular village of Thorverton.

- Detached Home
- No Onward Chain
- Immaculately Presented
- Ample Parking
- Council Tax Band D
- Three Bedrooms
- Family Bathroom and En Suite
- Double Garage
- Popular Location
- Freehold

Guide Price £450,000

DESCRIPTION

Dolphin House is a beautifully presented detached three-bedroom home, recently modernised by the current owners, set centrally within the sought-after village of Thorverton. The property offers spacious accommodation with an open plan kitchen/ dining room and separate sitting room both with double doors out to the rear garden, upstairs the property is served by three generous bedrooms, the main benefitting from an en suite.

Outside, the property has a double garage and ample parking to the rear, the garden is partly paved with the remaining laid to lawn, complimented by mature plants and shrubbery.

SERVICES

Mains electricity, water, gas and drainage. Gas Central Heating.
Ofcom predicted broadband services - Standard, Superfast & Ultrafast available
Ofcom predicted mobile coverage for voice and data: External (Variable)– EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council. Bordering Thorverton Conservation Area.

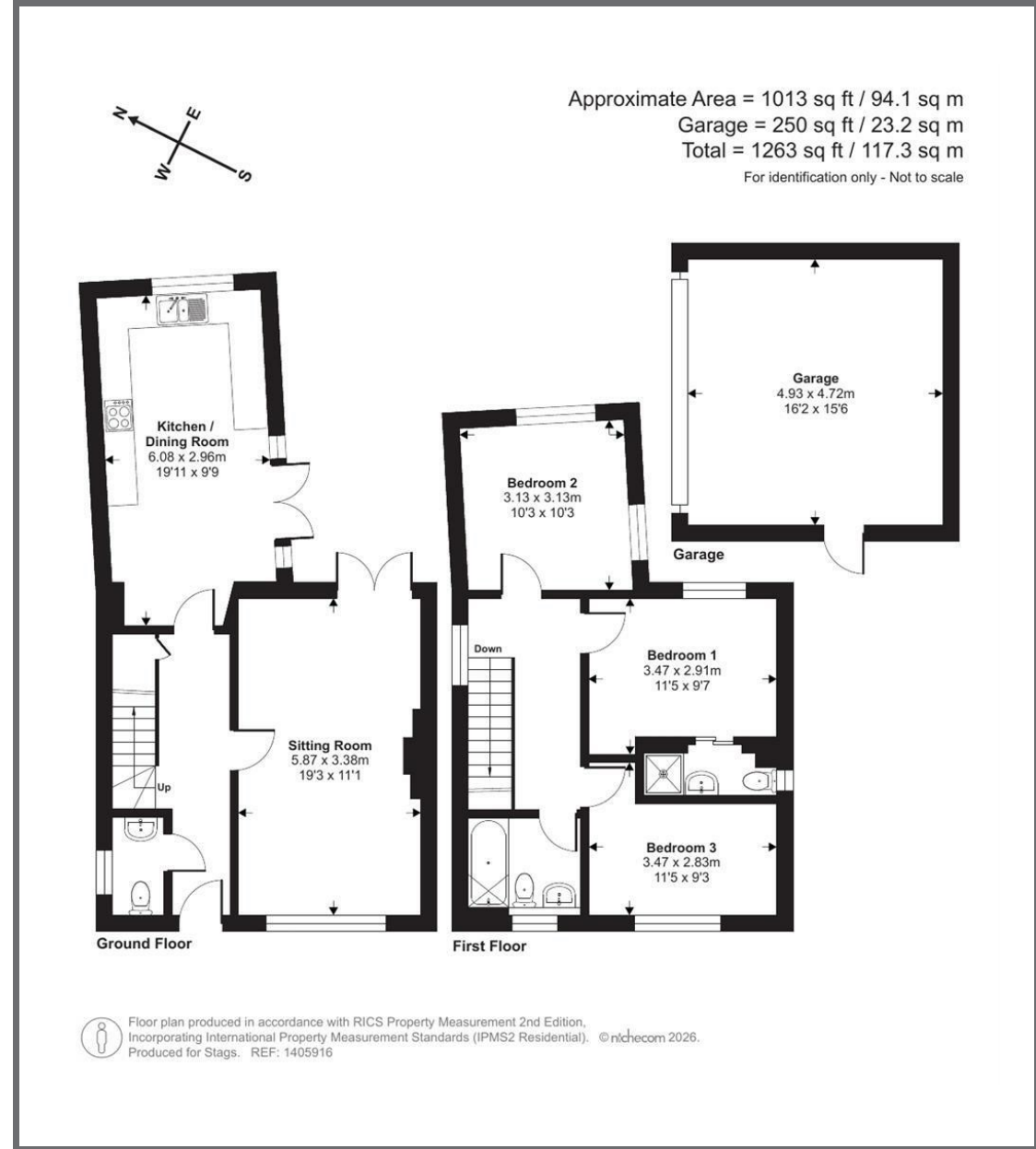
DIRECTIONS

What3Words: [///reputable.sprouts.treaty](https://www.what3words.com/reputable.sprouts.treaty)
Google Drop Pin: <https://maps.app.goo.gl/CoxuLtQqPU8mARxy5>





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	59	
(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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