1, The Gardens,

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Lady Street, Dulverton, TA22 9DE

Dulverton Town Centre | Tiverton 14 Miles | Taunton 26 miles

A three bedroom period house with garden, garage and parking, all tucked away in a quiet location within walking distance of the town centre. EPC: F.

- End of terrace period property
- Quiet location
- Garden, parking and garage
- Spacious sitting room
- Council Tax Band C
- Three bedrooms
- Short walk to the town centre
- Kitchen/ breakfast room
- No onward chain
- Freehold.

Guide Price £325,000

SITUATION

This period end of terrace house is tucked away in a quiet situation just a few minutes walk from the town centre. 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, whilst 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.

Situated within the Exmoor National Park, the property is ideally located to take advantage of the excellent opportunities to walk and ride on the open slopes of the moor and in the lovely river valleys. The North Devon coastline has an excellent range of beaches from which to enjoy numerous water sports, whilst Wimbleball Lake is just 6 miles away.

DESCRIPTION

1, The Gardens is a three bedroom spacious end of terrace period house set in a quiet location. The house is complemented by a garden, parking and a garage.

ACCOMMODATION

Upon entering the property, you are welcomed by a useful entrance porch leading into the hallway. From here, you'll find the impressive dual-aspect sitting/dining room, a bright and spacious reception room. The generous kitchen is fitted with a range of wall and base units, offers ample worktop space and room for freestanding appliances, and provides access to the convenient ground floor WC.

Upstairs, there are three well-proportioned double bedrooms. The dual-aspect principal bedroom benefits from built-in cabinetry, while bedrooms two and three are also generous doubles, ideal for family, guests or a home office. Completing the first floor is the modern three-piece family shower room, comprising a walk-in shower, vanity wash basin and WC.

OUTSIDE

There is a small enclosed garden to the front and a courtyard area to the rear. There is a further garden just a short walk down from the house which is mainly laid to lawn interspersed with flower borders and shrubs. Adjoining this garden is a garage and parking for two vehicles.

SERVICES

Mains electricity, water and drainage. Electric heating.
Broadband and data services available - OFCOM 2026.
Local authority: Somerset West and Taunton Council.

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

From Dulverton town centre proceed along Lady Street, passing the churchyard onto the beginning of Northmoor Road. Take the left turning into The Gardens and pass over the leat bridge and the property will be found on the right hand side.

WHAT3WORDS

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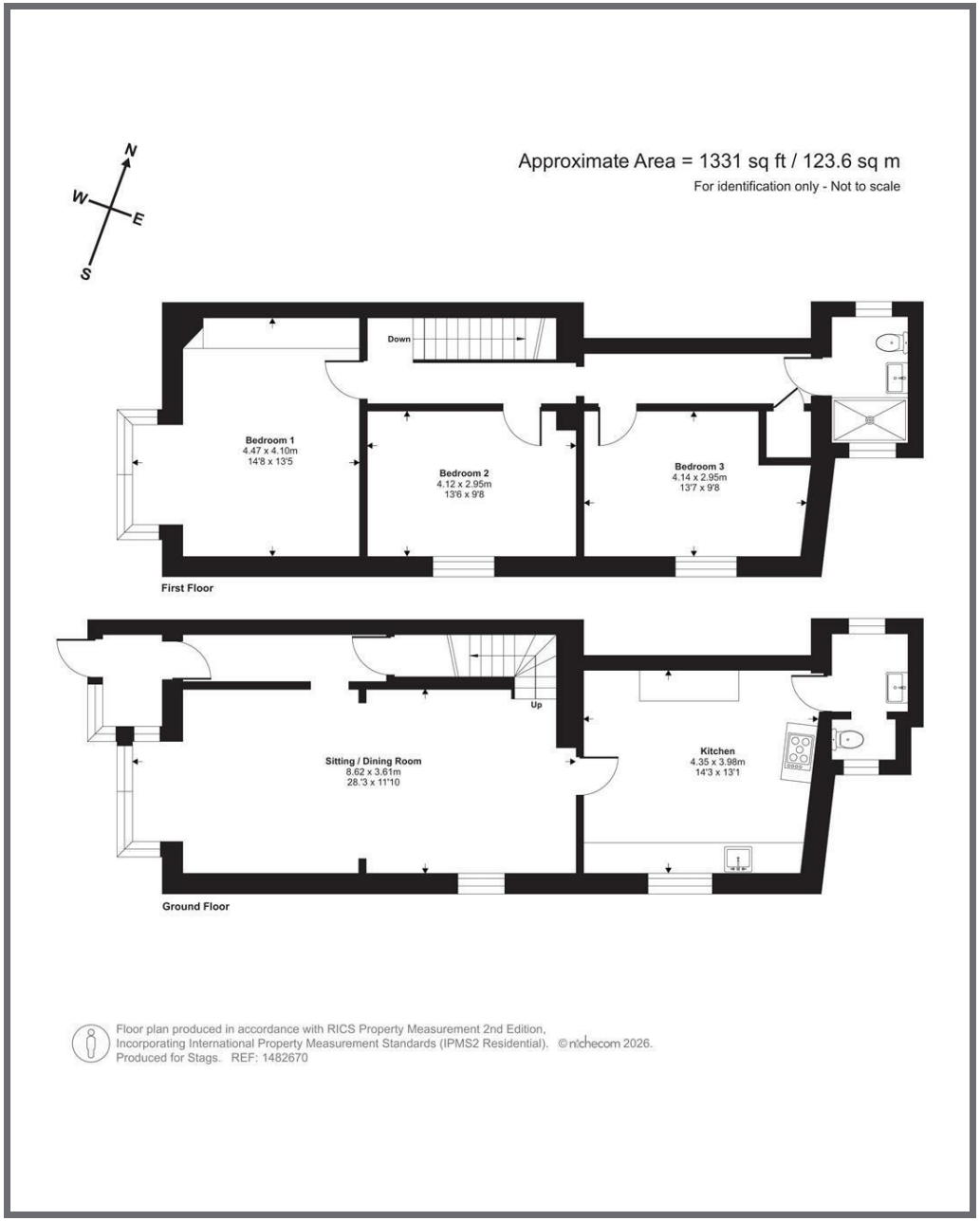
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



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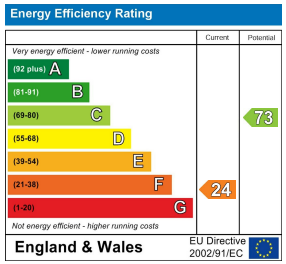

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