



## Flat 3, Lamb Court 24 High Street, Dulverton, Somerset, TA22 9HB

Guide Price £149,950

- Entrance hall
- Kitchen
- En-suite bathroom
- South facing communal gardens
- Ideal investment, second home or first time buy
- Large sitting/dining room
- 2 double bedrooms (potential for third bedroom)
- Shower room/utility
- Designated parking
- Approximate rental income £695 pcm - 5% Rental Yield.

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# Flat 3, Lamb Court 24 High Street, Somerset TA22

A very spacious 2 bedroom, second floor apartment with 1186 sq ft accommodation, communal gardens and designated parking in the heart of the beautiful Exmoor town of Dulverton. No onward chain. Rental yield approx 5%.



Council Tax Band: B



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### LongDescription

Lamb Court is situated in a most convenient central location within the heart of the charming Exmoor town of Dulverton. The property lies within a short walk of the town's many amenities which include a great variety of local stores for all your everyday shopping needs, as well as popular pubs, restaurants, library, doctors' surgery, dentist, vet, pharmacy and primary school. The market town of Tiverton lies approx. 12 miles to the south with dual carriageway access to Junction 27 of the M5 Motorway and Tiverton Parkway mainline station with services to London (Paddington approx. 2 hours).

This is a particularly spacious, two bedroom apartment on the top floor with views over the Barle Valley. Once offering three bedrooms, the current owners removed the partition walls between the third bedroom and the sitting room, creating a wonderful large dual aspect sitting and living room. A third bedroom could readily be re-instated. In addition, there is a fitted kitchen with a double oven and space for a fridge freezer, two generous double bedrooms, an en-suite bathroom, utility/shower room and a separate WC.

The communal entrance hall on the ground floor can be accessed from the main street in Dulverton and from the communal garden to the rear. Outside, the property benefits from use of the communal gardens and there is a designated parking space in the car park.

As well as making a beautifully spacious, affordable home in the heart of Dulverton, this is an ideal investment property, first time buy or second home. No onward chain.

Tenure: Leasehold with 963 years remaining.  
999 year lease starting 1996.

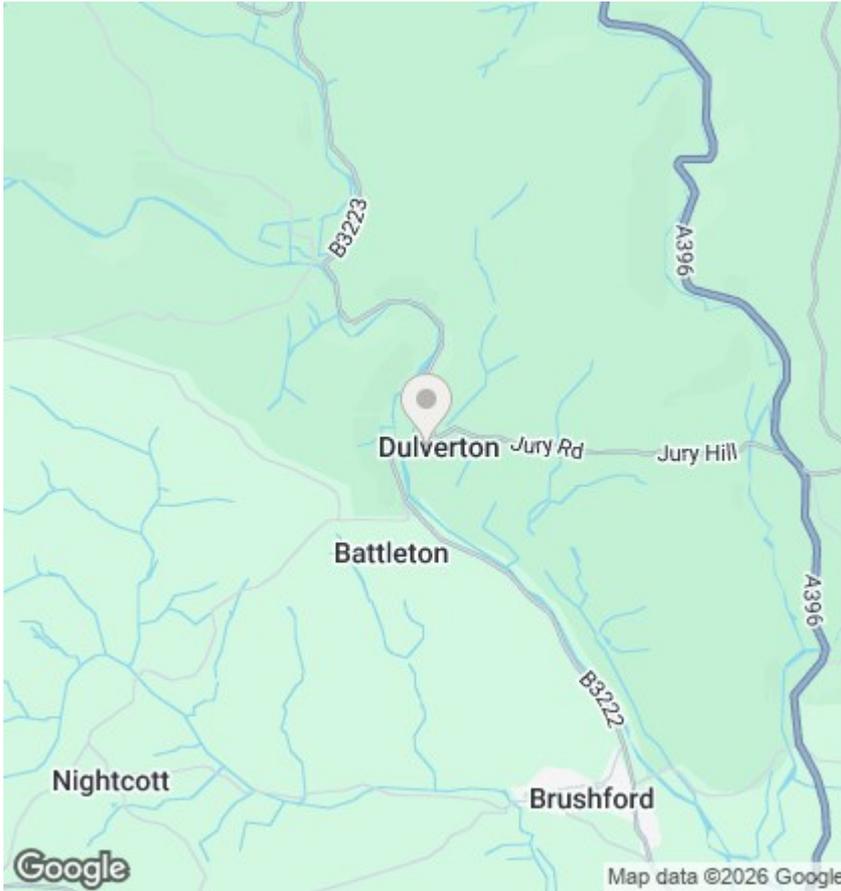
Service Charge: £150 pcm. Manton High Property Management Company.

Services: Mains water, electricity and drainage.

Heating by Dimplex electric night storage heaters.

Local Authority: Somerset West and Taunton Council.

Council Tax: Band B



## Directions

On entering Dulverton from the south (B3222), cross over the bridge, passing The Bridge pub on the left and Lamb Court will be seen a little further on on the right, just as the road splits. To access the car park, turn right at The Pink Rooster clothing shop.

## Viewings

Viewings by arrangement only. Call 01398 332006 to make an appointment.

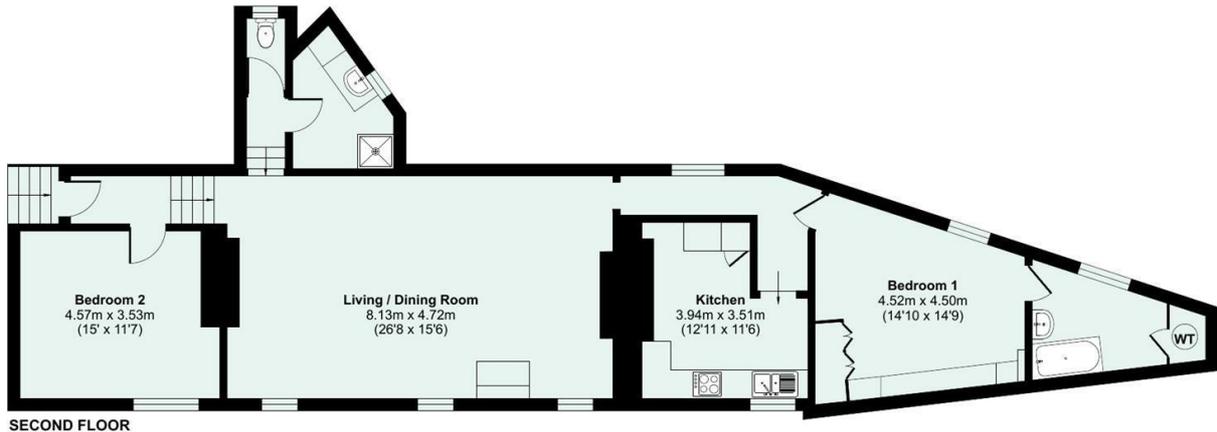
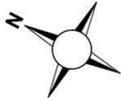
## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approximate Area = 1186 sq ft / 110.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecomm 2024. Produced for Seddon Estate Agents LLP. REF: 1160040

