



Amory Road, Dulverton, TA22 9DY

welcome to

Amory Road, Dulverton

A beautifully refurbished three bedroom semi detached home, offering a superb open plan kitchen, dining and family room, modern family bathroom, utility room with potential for additional living space. Wrap around gardens, off road parking & solar panels providing an income.

This well presented three bedroom home has been thoughtfully refurbished by the current owners and offers spacious accommodation in the town of Dulverton, situated on the edge of Exmoor National Park.

On entering the property is a hallway leading to all rooms, and staircase leading to the first floor. A particular highlight of the home is the superb open-plan kitchen, dining/family room, creating an ideal space for modern family living and entertaining. The property also benefits from a generous utility room, which offers potential for conversion into additional living accommodation, subject to any necessary consents. The lounge is dual aspect and features an open fire place; there are double doors opening into the garden room.

On the first floor are three bedrooms, two of which are comfortable doubles and one a small double, together with the modern family bathroom. The family bathroom has been stylishly updated and features a bath with shower over.

Externally, the property enjoys gardens to the front, side and rear. The front garden features an attractive pond, while the remainder of the gardens are predominantly laid with decorative gravel for ease of maintenance. The rear garden is lawned with a seating area and two sheds. This property further benefits include off-road parking, and solar panels that generate an income of between £350 & £400 per annum. This home is in easy reach of Schools, Dentist, Doctors, shops, and beautiful countryside walks.

Entrance Hall

Door to front, stairs leading to first floor landing, door to kitchen/dining room & lounge

Kitchen/Diner

Double glazed window to the front and side. Modern fitted kitchen with a range of wall and base units, with worktop over and splash back. Built in electric oven, electric hob and extractor hood over. Built in microwave oven. One bowl sink and drainer. Space for dining table and door to utility room.





Utility Room

Window to the rear and side, plumbing and space for washing machine. Sink with wall units. Loft access.

Lounge

Double glazed window to the front, fireplace, radiator. Double doors leading to a garden room.

Garden Room

Window to the rear single glazed.

Landing

Double glazed window to rear, radiator, doors to all rooms.

Bedroom One

Three double glazed windows to the front and side, radiator.

Bedroom Two

Double glazed window to the front, radiator.

Bedroom Three

Double glazed window to the rear, radiator.



Bathroom

Double glazed window to the side, with a WC, a wash hand basin with a cabinet over, a bath with shower over, and a heated towel rail. It is partially tiled.

Gardens

Externally this property benefits from front, side and rear gardens. On approaching the property from the front is a gate with a concreted path which lead to the front door. The front garden is gravelled with a pond, with grass surrounding. To the side of the property is off road parking for one car. To the rear of this property is a garden area which is laid to lawn with a paved seating area. There are two sheds. The oil tank is also housed in the rear garden.

Solar Panels

This property benefits from owned solar panels which provide an income of approx £350- £400 per year.

Off Road Parking



view this property online fox-and-sons.co.uk/Property/TVT106138



welcome to

Amory Road, Dulverton

- Three Bedroom Semi Detached House
- Modern Kitchen/Dining Room
- Utility Room
- Spacious Lounge & Garden Room
- Modern Family Bathroom

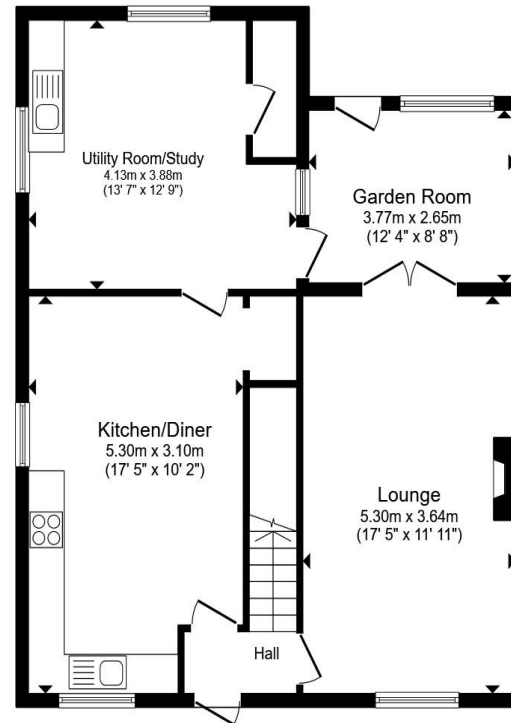
Tenure: Freehold

EPC Rating: D

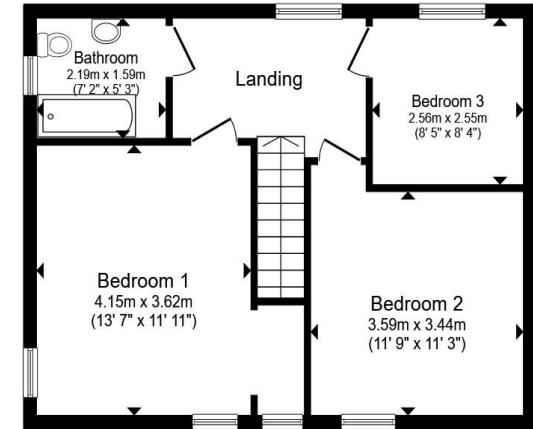
Council Tax Band: B

guide price

£260,000



Ground Floor



First Floor

Total floor area 129.8 m² (1,397 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

 fox & sons

view this property online fox-and-sons.co.uk/Property/TVT106138



Property Ref:
TVT106138 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 fox & sons



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk