



25 Battleton



STAGS

25 Battleton

, Dulverton, Somerset, TA22 9HU

Short Walk to the Town Centre. Tiverton 13 Miles. Taunton 24 miles.

A detached three-bedroom home in the heart of Battleton, enjoying countryside views, river frontage with private access to the river, private mature gardens, ample parking and a garage.

- Views over looking River Barle
- 3 bedrooms
- Gardens
- Freehold
- 2 reception rooms
- 2 bath/shower rooms
- Grage and parking
- Council Tax D. EPC Band E

Guide Price £380,000

SITUATION

The property is situated in the heart of Battleton with lovely far reaching views to the countryside beyond and river frontage. The property is within easy walking distance of the amenities of central Dulverton town.

Dulverton nestles in the Barle River valley enjoying many riverside walks and is known as 'The Gateway to Exmoor'. The town has a strong community and provides good day-to-day shopping together with three churches, post office, chemist, medical, dental and veterinary surgeries and a well-supported town hall. In addition, there are good restaurants and recreational facilities including squash courts, all-weather tennis courts, football and cricket pitches.

Tiverton (13 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 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 extensive walking. 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

This lovely 3 bedroom family home is located in the heart of Battleton, just a short walk into Dulverton. The property is situated in a generous plot, with well established gardens, river frontage and ample parking.

ACCOMMODATION

The front door leads into a spacious hallway with stairs to the first floor and access to all ground floor rooms. The ground floor comprises of a dining room, well equipped kitchen with an array of wall units, integrated fridge and freezer and cooker with hob as well as a cupboard housing a new oil fired boiler (Dec 2024). There is also a downstairs bedroom and family bathroom will roll top bath. The sitting room benefits from lots of natural light and open working fire with decorative dog grate. The sitting room leads into the conservatory which has far reaching countryside views.

Upstairs on the first floor are two double bedrooms which have good storage and a shower room with WC.

OUTSIDE

Mature established gardens with a wide array of beautiful flowering plants and shrubs with lawned areas to the front and rear, and well stocked flower borders to each side of the house. There are mature fruit trees to the rear of the property. There is also a charming summer house overlooking the rear garden from which access can be obtained to a wide decked sitting area giving views over the river to the countryside beyond. A raised patio area runs along the rear of the property with views beyond gives a peaceful area to enjoy, or potential to extend (STP).

From the rear garden there are private steps leading down to the river.

There is ample space for parking with a detached garage.

SERVICES

Mains water, drainage and electricity, oil fired central heating, Somerset West & Taunton (west Somerset) Council Tax Band D
Broadband available, super fast 36 Mbps Download Speed Available, 6 Mbps Upload Speed Available
Mobile phone signal, Three, EE, O2, Vodafone all Likely Coverage

VIEWING

Strictly via the agent please

DIRECTIONS

From the centre of Dulverton proceed out of the town towards Tiverton, over the bridge and continue for about half a mile, the property can be found shortly on the left 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.



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

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