



8 Bank Square



# 8 Bank Square

Dulverton, Somerset, TA22 9BU

Town Centre. Tiverton 14 Miles. Taunton 26 miles.

A spacious period property tucked away in the centre of Dulverton with generous private enclosed walled garden. EPC Band: F.

- Spacious period property
- Kitchen
- Sitting room
- 2 bedrooms
- Bathroom
- Delightful private walled garden
- Council Tax Band B
- Leasehold

Guide Price £250,000

## SITUATION

The property is located in the heart of the popular town of Dulverton within Exmoor National Park. 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 two churches, post office, primary school, 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. The property is in a Conservation Area.

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. 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.

### DESCRIPTION

8 Bank Square is a most attractive, deceptively spacious, period property set over two floors, located above what was the former bank, in the centre of the town. It enjoys a large level private walled garden in a "tucked away" setting.

### ACCOMMODATION

The property is accessed via a white timber gateway which leads through to the large walled garden and cobbled courtyard. Steps lead up to balcony with the front door leading into the kitchen/breakfast room, fitted with a range of wall and base units, integrated dishwasher, fridge, freezer, oven and hob with extractor fan over. A spacious hallway leads to the double aspect sitting room with feature fireplace fitted with electric fire with mantel over. Also on this level is the bathroom. Stairs rise to first floor with large walk-in cloaks cupboard under. On the first floor are two double bedrooms.

### OUTSIDE

The large private walled garden is a particular feature of the property and is mainly laid to lawn with borders containing mature shrubs. There is a cobbled courtyard with steps rising to the lawn and a brick outhouse for storage.

### SERVICES

Mains electricity, water and drainage. Electric heating. Broadband and data services available - OFCOM 2026.

Local authority: Somerset West and Taunton Council.

### VIEWING

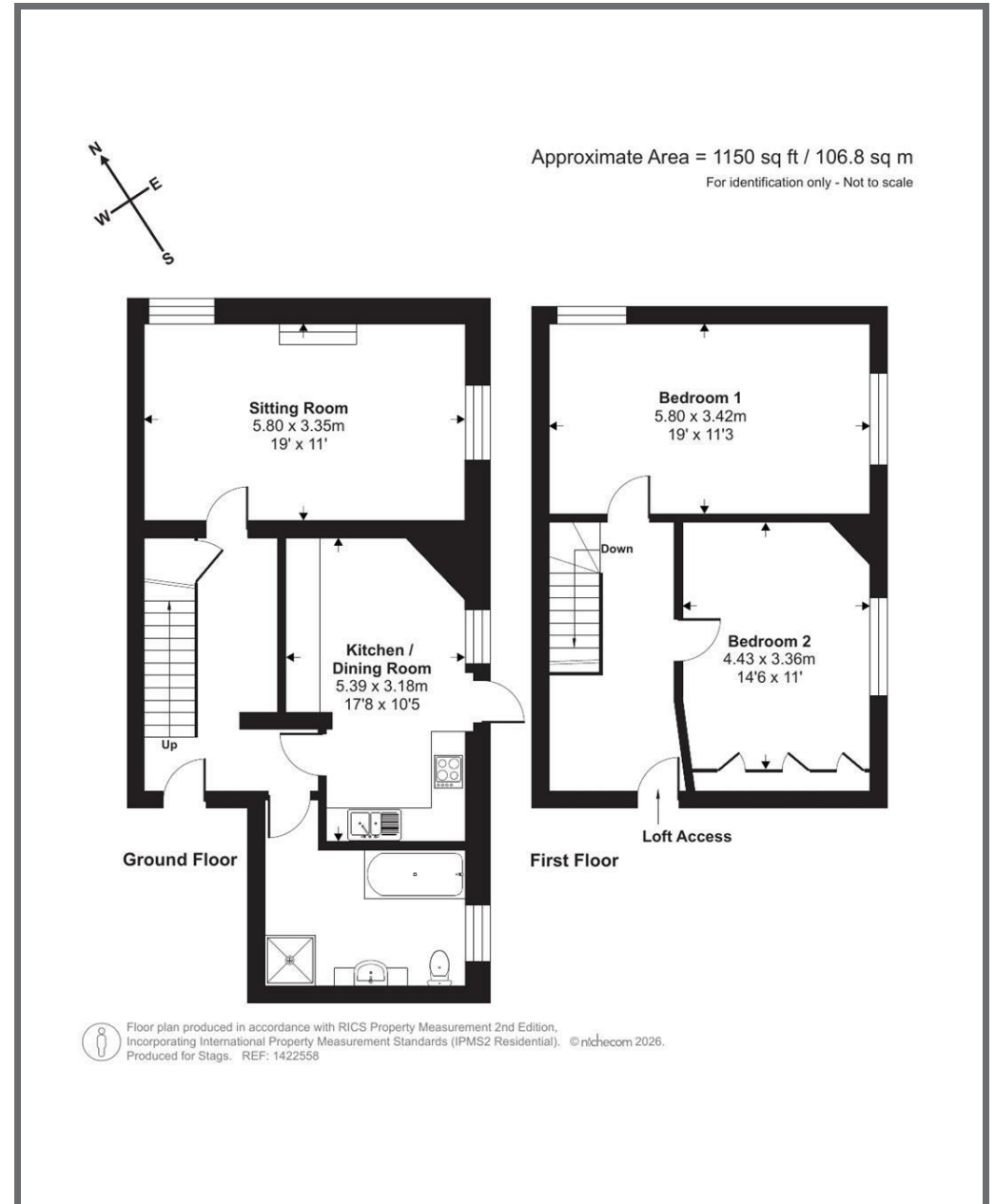
Strictly by appointment with the agents please.

### DIRECTIONS

From the centre of Dulverton head towards the church into Bank Square and the path to the property is on the right hand side.



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
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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