



# seddon's

4 Fore Street, Bampton, Devon, EX16 9ND



## 3 Greenway Cottages 28 High Street, Dulverton, Somerset, TA22

Asking Price £347,000

- Beautiful town centre cottage
- Open plan living
- Bathroom
- Private parking for two cars
- Peaceful, tucked away location
- Two double bedrooms
- Pretty garden

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



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# 3 Greenway Cottages 28 High Street, Somerset

A stunning two bedroom cottage, hidden away in the heart of Dulverton with private garden and parking for two vehicles.



Council Tax Band: B



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## LongDescription

Tucked away in a peaceful corner of this picturesque Exmoor town, this beautiful cottage offers a private garden, dedicated parking, and all the comforts of a serene countryside escape, just steps from local shops, cafes and river walks.

3 Greenway is an attractive period cottage, the end of a terrace of three, offering beautifully presented accommodation throughout. Stylish and full of character, this charming home is in immaculate order and ready to enjoy.

Step inside to a welcoming open-plan living area featuring wooden flooring, French doors leading out to the garden, and a fireplace with potential for a wood-burning stove. The modern kitchen is fitted with sleek high-gloss units and integrated appliances, including a single oven with hob and extractor, microwave, dishwasher and washing machine. A pantry cupboard provides space for a fridge/freezer and additional storage. Upstairs, the cottage offers two double bedrooms, each boasting wooden floors, vaulted ceilings, and exposed beams. The contemporary bathroom includes a bath with shower over, basin, and WC. A walk-in cupboard houses the oil-fired boiler and offers a practical space for laundry and storage.

Outside, the secluded front garden is paved for low maintenance and makes the perfect setting for al fresco dining. A rare benefit for properties in central Dulverton, the cottage also includes private parking for two cars.

Perfectly located on the level, right in the centre of town, 3 Greenway is just a short stroll from Dulverton's excellent range of shops, pubs, restaurants, doctors' surgery, pharmacy, library, and local school. Situated on the southern edge of Exmoor National Park, this historic town offers a vibrant community and stunning natural surroundings. The market town of Tiverton lies approximately 12 miles to the south, with access to the M5 at Junction 27 and Tiverton Parkway mainline station—offering regular services to London

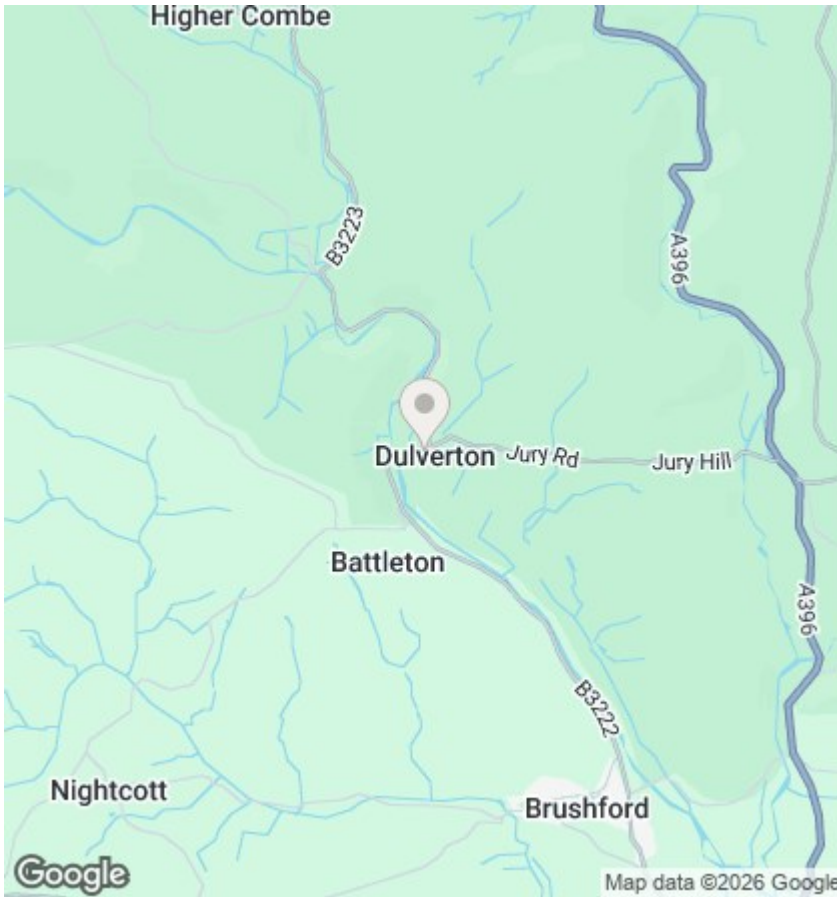
Paddington in around two hours.

Services: Mains electricity and water. Shared septic tank.

Tenure: Freehold.

Council Tax: B

Local Authority: Somerset West and Taunton Council.



## Directions

From the bridge in Dulverton, proceed towards the centre of town. Where the road splits, turn right into the High Street, then immediately right again. Bear round to the left, continuing for a short distance and the parking for the cottage will be seen on the right hand side.

## Viewings

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

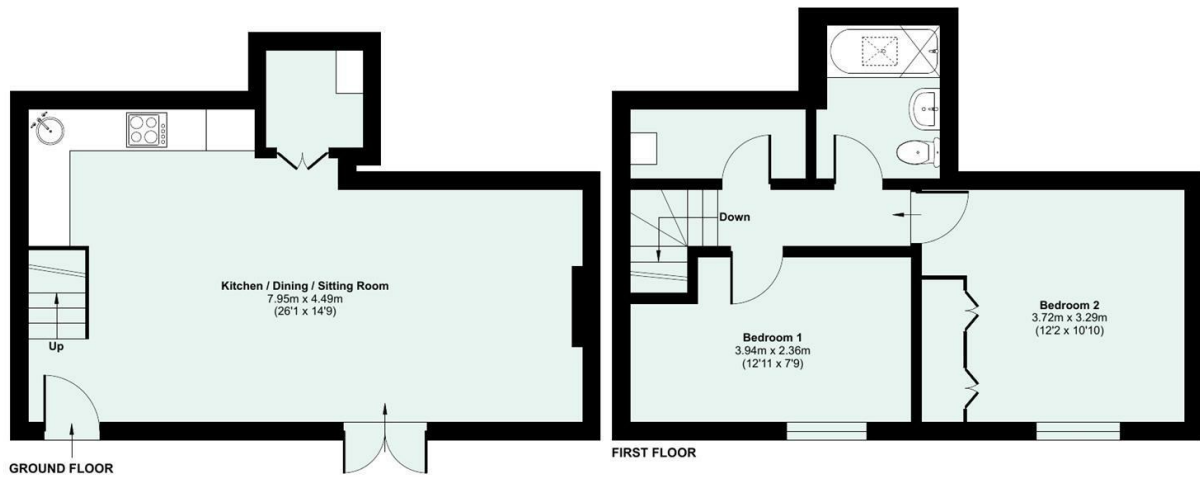
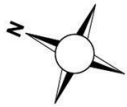
## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	48		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 720 sq ft / 66.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Seddon Estate Agents LLP. REF: 1279656



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