



7 Town Marsh



Town Centre Tiverton 14 Miles Taunton 26 miles

A beautifully presented Victorian 3 bedroom cottage in a quiet situation just a short walk from the town centre with a garden, parking and garage.

- Immaculate Character Cottage
- Quiet Attractive Location
- Close to Town Centre
- 2 Reception Rooms
- 3 Bedrooms
- Large Garden
- Garage and Parking

Guide Price £355,000

SITUATION

The property is tucked away in a quiet location but 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 (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 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 charming stone cottage thought to be of 19th Century origin retains much character whilst having been upgraded for modern day living. It also benefits from double glazing and central heating, off road parking, a garden and a garage. It is equally suited as a full-time residence or as a retreat for holidays and weekends.

ACCOMMODATION

The good-sized sitting room has two windows to the front, oak flooring and an

attractive corner fireplace with timber mantle and inset multi fuel burner. The dining room is a cosy room with beamed ceiling, oak flooring, brick feature fireplace inset with multi fuel burner, cupboard housing the water tank and electric boiler and stairs to the first floor. The kitchen is well fitted with a range of display, wall and base cupboards with work surface over and tiled splash back integral oven, hob, fridge and freezer. A door leads out to the cloakroom and rear courtyard with an outbuilding currently used for utilities with space for a washing machine and dryer

Stairs lead up to the landing with useful fitted cupboards, two double bedrooms, one with a fitted wardrobe, and a good-sized single bedroom also with a fitted wardrobe. The spacious bathroom is fitted with a white suite comprising wash basin, WC and a free-standing bath.

SERVICES

Mains water, drainage and electricity. Broadband available

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

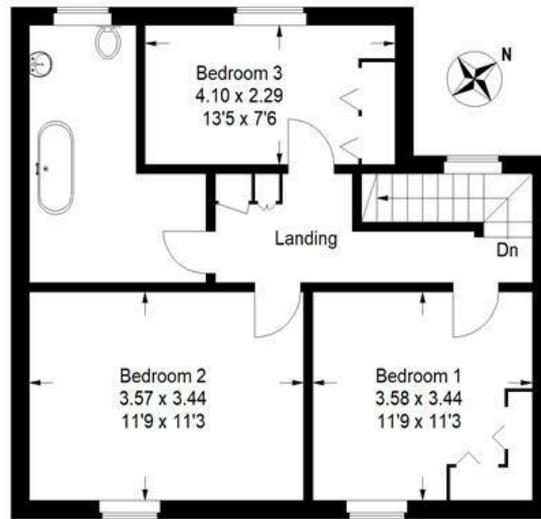
From the centre of Dulverton proceed up High Street until you reach Stanbury's garage, bear left immediately into Town Marsh and as the lane narrows, pass through the wooden five bar gate on the right, leading into a gravelled area where you will find the cottage on the left.

COUNCIL TAX

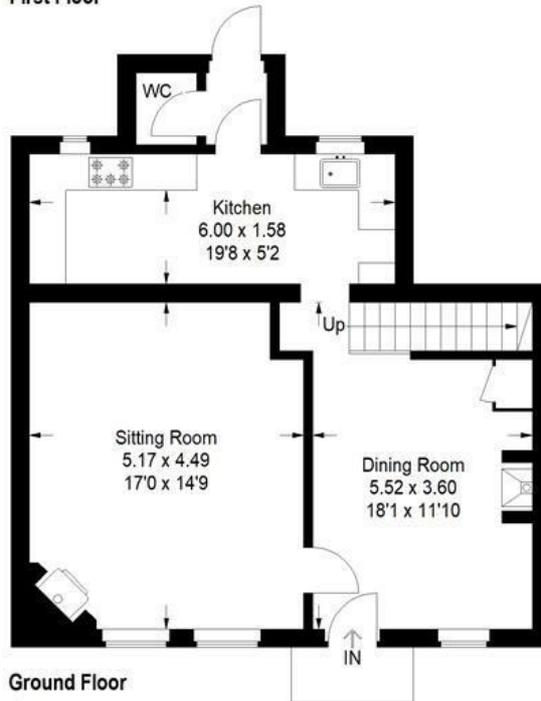
Band C (2021/2022)



Approximate Gross Internal Area = 121.8 sq m / 1311 sq ft



First Floor

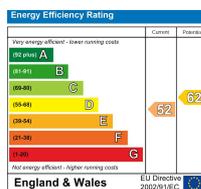


Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID 746741)

These particulars are a guide only and should not be relied upon for any purpose.

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