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2 Northmoor Road
Dulverton, TA22 9DF

A rare opportunity to buy a semi-detached house close to the centre of Dulverton with a large garden and river frontage.

Short Level Walk to Town Centre Tiverton 12 Miles Taunton 26 miles

• Semi-Detached Cottage • Walking Distance of Dulverton Town Centre •
River Frontage • Large Garden • Superb Location • Good-Sized Workshop •

Guide price £335,000

Cornwall | Devon | Somerset | Dorset | London

SITAUION

The property is set in a quiet location close to the centre of Dulverton town which has many amenities. 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, 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, which is some 14 miles distant, 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 25 miles away. The University and cathedral city of Exeter lies 29 miles south of the property and 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 walking and riding on the wonderful heather and gorse clad moorland slopes and the beautiful river valleys. 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

A rare opportunity to acquire a delightful semi-detached character cottage in a quiet location beside the River Barle. Ideally situated it is a short level walk to the town centre. The property benefits from a large garden which is planted with a range of shrubs, flowers and trees giving colour all year round and runs down to the River Barle. The property also benefits from a good-sized garden workshop.

ACCOMMODATION

The entrance door leads into the double aspect kitchen/breakfast room which is fitted with a



range of base and wall units, wooden floor and space for a six seat table. A door leads to the good-sized sitting room which has exposed timber flooring, a fireplace with brick surround inset with a multi fuel stove, a bay window with glazed double doors that lead out to the decked seating area and garden. The inner hallway has a ground floor shower room, storage cupboards, a glazed door to the rear garden and stairs to the first floor. The shower room is fitted with a shower cubicle, WC and wash basin.

The stairs give access to the landing and the double aspect master bedroom which has fitted cupboards and a bay window that overlooks the garden and the Barle River valley. There is a second good sized double bedroom with fitted cupboards and a third bedroom is a generous single. The bathroom is fitted with a bath, WC and wash basin.

OUTSIDE

The property is accessed from Northmoor Road via a footbridge over the mill leat. A shared

pathway runs down the side of the large garden which splits to the front door. The gardens are a special feature with pretty planted areas to the front and the rear. The gardens are mainly laid to lawns with a multitude of shrubs, trees and borders. To the rear the lawns are sheltered by a stone wall with a decked seating with steps down to river bank where there is a gravelled seating area from which to enjoy the river and its tranquil views. To the side of the house is a large workshop which doubles as a utility room with plumbing for a washing machine and power.

SERVICES

Mains water, drainage and electricity. Oil central heating. Broadband available.

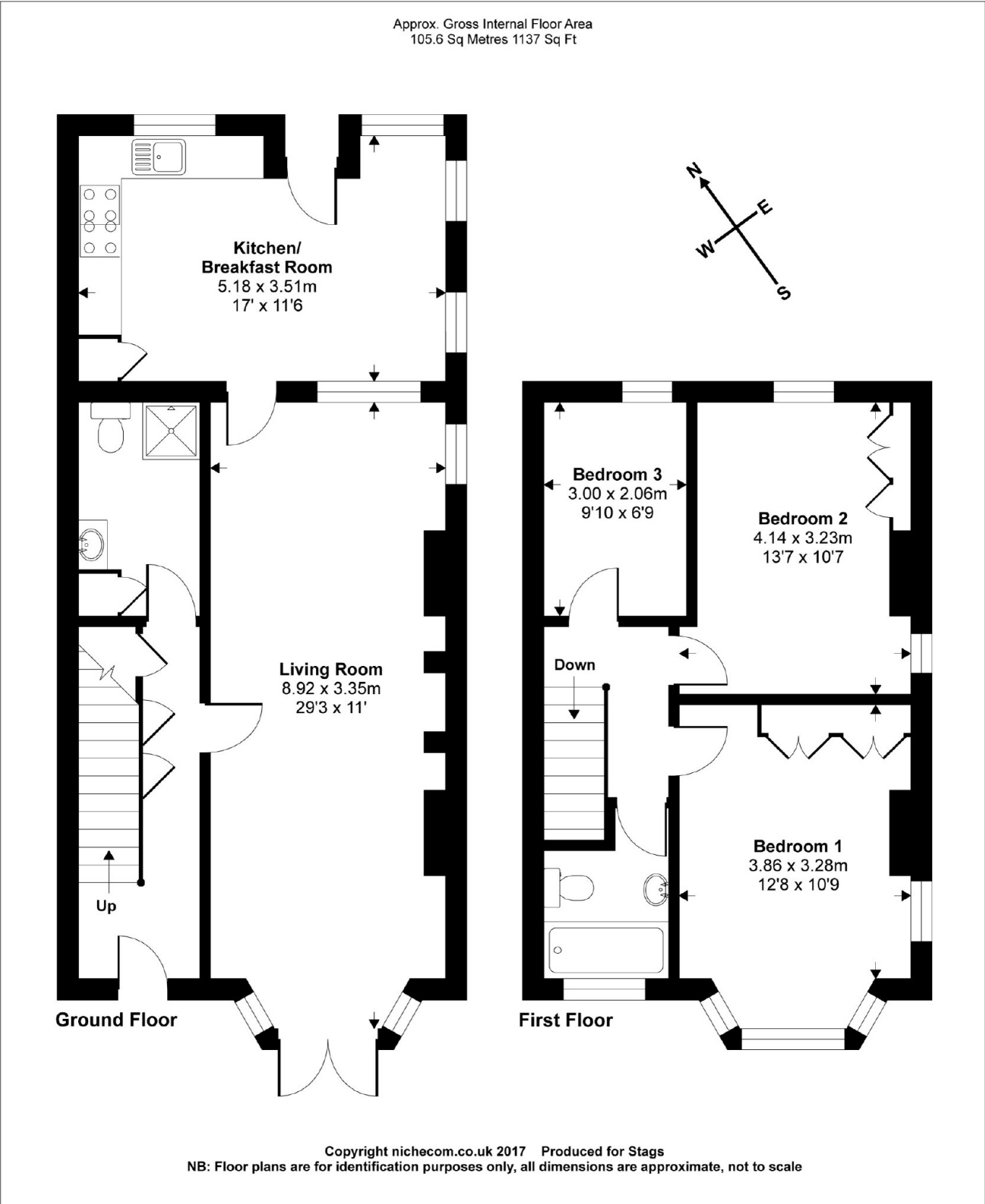
DIRECTIONS

From Dulverton proceed along Lady Street passing the churchyard into Northmoor Road. The property will be found shortly on the left hand side.

COUNCIL TAX

Band C (2017/2018)





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	