



Mill Green



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Waddicombe, Dulverton, Somerset, TA22 9RX

Dulverton 4.4 miles; Tiverton 13.5 miles; Taunton/Mainline railway station 33.1 miles

A period 3-bedroom detached cottage nestling in a quiet hamlet with a large garden, parking and garage. EPC G.

- Quiet Hamlet Location
- Detached 3 Bedroom Period Cottage
- South Facing
- No Onward Chain
- Generous Gardens
- Parking and Garage
- Close to Excellent Walking and Riding.
- Two Reception Rooms
- Freehold. Council Tax Band E.

Guide Price £495,000

SITUATION

Mill Green occupies a splendid location on the edge of the hamlet of Waddicombe, to the north of the village of East Anstey and west of Dulverton, on the southern fringes of Exmoor National Park. The village of East Anstey offers local facilities of primary school and church, further amenities and facilities can be found in the nearby Dulverton. Dulverton offers a variety of shops, together with a post office, chemist, doctors, veterinary and dental surgeries, library, primary school and recreational facilities.

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 (27 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 just outside 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.



DESCRIPTION

Mill Green dates back several hundred years and is for sale for the first time in over 50 years. It is a period detached cottage facing south in a quiet location and now provides an exciting opportunity for someone to create a lovely home in a superb location. The property is complemented by its large garden, parking and a garage.

ACCOMMODATION

The enclosed porch leads into the generous sitting room with a fireplace. The adjacent dining room is also a generous sized room with Rayburn (decommissioned). Leading off the dining room is the kitchen which is fitted with wall and base units with space for white goods. Also on the ground floor is a bathroom with separate cloakroom.

Upstairs there are three double bedrooms and the family bathroom with separate WC.

OUTSIDE

To the front of the property is an enclosed garden mainly laid to lawn and a driveway to the garage. To the side is a very generous south facing garden with a lawned area, and plenty of space to grow vegetables. There is also a greenhouse and two outbuildings.

SERVICES

Mains electricity. Private water and Private drainage by way of a septic tank. Type and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection. The mains water is also connected to the property. Ofcom predicted broadband services - Standard: Download 16Mbps, Upload 1Mbps. Ofcom predicted mobile coverage for voice and data: Internal (None). Outdoor (Limited coverage) - Three, O2 and Vodafone.

Local authority North Devon Council.

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

Leave Dulverton via Northmoor Road and turn left at Marsh Bridge. Proceed over the bridge and follow the road for two miles to Five Cross Way, then fork left signposted West Anstey/ Yeo Mill. Proceed until and take the next turn left signposted 'RHYLL' and continue. At the bottom of the hill bear to the right and pass through the hamlet of Waddicombe and Mill Green will be found shortly on the right hand side.

WHAT3WORDS

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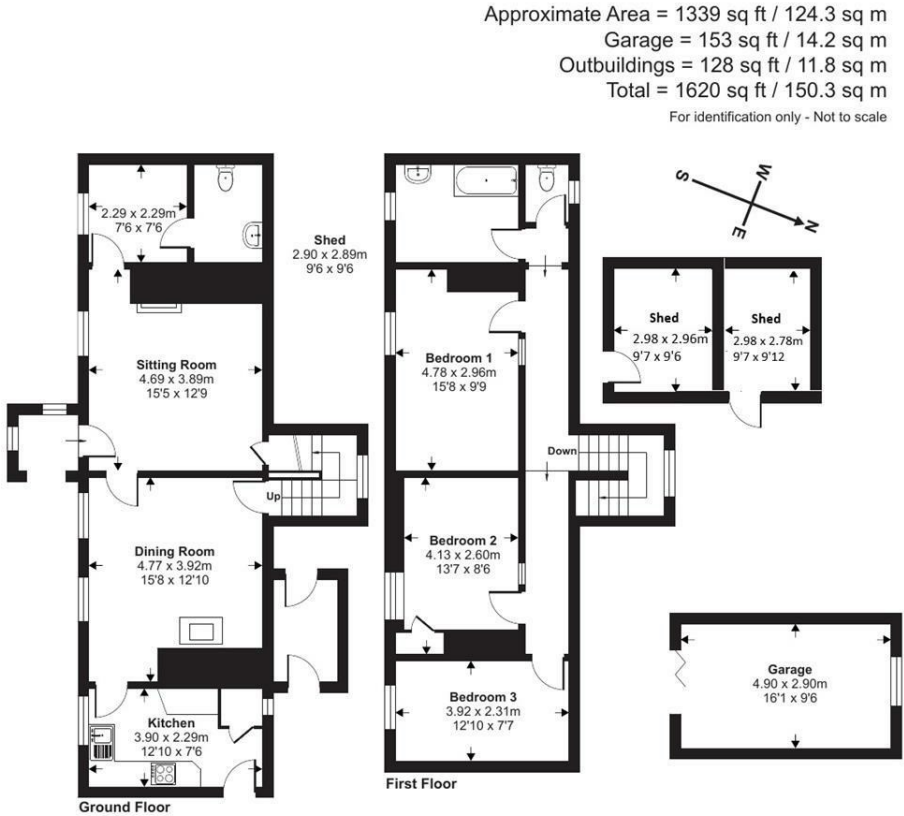
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		1
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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