



Roslyn, 5 Millham Lane



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Dulverton, Somerset TA22 9HQ

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

A rare opportunity to purchase a detached 3 bedroom house close to the centre of Dulverton set in a quiet location with a large garden. EPC: E.

- Quiet setting with views
- 2 reception rooms
- Large garden
- No onward chain
- In need of some modernisation
- Short walk to town centre
- 3 bedrooms
- Ample parking
- Freehold
- Council Tax: E. EPC: E.

Guide Price £525,000

SITUATION

The property is set in a quiet location within a short walking distance to the centre of Dulverton which offers a variety of shops, a post office, a chemist, doctors, veterinary and dental surgeries, library, primary school and three churches. There are also good recreational facilities.

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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. Haddon Hill and Wimbleball Lake are also just a few miles away and offer riding, walking, sailing and fishing as well as many other recreational pursuits. North Devon coastline is within easy reach and has an excellent range of beaches from which to enjoy numerous water sports.



DESCRIPTION

A rare opportunity to acquire a property built in the 1930's in need of some modernisation with no onward chain. The property sits in the middle of its large garden which is planted with a range of shrubs and trees giving it colour all year round. It also benefits from a parking area for several cars. Ideally situated in a much sought after address it is a short level walk to the High Street from Millham Lane via Chapel Street. Close by are the tennis courts and cricket ground as well as lovely walks along the River Barle.

ACCOMMODATION

Entering through the front door into the hallway, leads you through to the dining room and the sitting room both with fireplaces and bay windows. The kitchen is fitted with a range of units, an Aga and pantry under the stairs. A door leads out to a boot room. Access from outside there is a store attached to the back of the house.

Upstairs there are two double bedrooms both with lovely views over the garden to the countryside beyond. There is also a single bedroom and the family bathroom fitted with a shower, WC and hand basin.

OUTSIDE

The property is set back off the quiet Millham Lane and entered by a private gated driveway which offers ample parking. To the front of the house is a sizeable garden mainly laid to lawns with mature shrubs and trees and a parking turning area. Behind the house is a large garden with fruit bushes, a poly tunnel and vegetable plots.

VIEWING

Strictly by appointment with the agents please.

SERVICES

Mains electricity, water and private drainage (Septic Tank - Type and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection). Local Authority: Somerset council. Exmoor National Park.

DIRECTIONS

On entering Dulverton from the south on the B3222 continue over the river bridge and turn right after a short distance into Chapel street. After passing the Congregational Church on the right the property will be found on the left after a short distance.

WHAT3WORDS

///nicely.potential.middle



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		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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