

Guide Price £295,000



## 27 Amory Road, Dulverton, Somerset, TA22 9DY

- Spacious semi-detached house
- 3 bedrooms, 2 bathrooms
- Option of ground floor bedroom with en-suite
- Gated driveway parking and garage
- Walking distance into Dulverton centre
- Peaceful location on the edge of Dulverton
- 2 reception rooms
- Large, southerly facing garden
- Close to medical centre and junior school

**Sales, Lettings, Mortgages:**

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## 27 Amory Road, Somerset TA22 9DY

A spacious 3 bedroom semi-detached property with the flexibility of a 4th downstairs bedroom and shower room, good sized garden, parking and garage, conveniently situated on the edge of Dulverton close to the medical centre and school.



Council Tax Band: B



27 Amory Road is a spacious semi-detached home, quietly situated within a popular residential area on the edge of the highly sought-after Exmoor town of Dulverton. Ideally positioned close to the local medical centre and school, the town centre is also within easy walking distance via a nearby purpose-built pedestrian pathway.

Dulverton is a charming and historic market town set on the banks of the River Barle, on the southern fringe of the Exmoor National Park, offering an excellent range of independent shops, cafés and everyday amenities amidst beautiful surrounding countryside. Approximately 12 miles to the south lies the larger town of Tiverton, providing major supermarkets together with convenient access to Junction 27 of the M5 motorway and Tiverton Parkway railway station, offering regular mainline services to London Paddington in approximately two hours.

Dating from the 1950s, the property offers light, airy and versatile accommodation, ideally suited to modern family living. The ground floor comprises an entrance porch leading into a generous dual-aspect sitting room featuring a wood-burning stove, together with a spacious kitchen/breakfast room fitted with a range of units incorporating an electric hob, fitted oven, microwave and

dishwasher. Adjoining the kitchen is a useful rear hall/utility area with space and plumbing for a washing machine, leading through to a study/fourth bedroom with adjoining en-suite shower room, providing excellent flexibility for guests, home working or multi-generational living. To the first floor are three well-proportioned bedrooms, two benefiting from built-in wardrobes, together with a family shower room.

Externally, the property is set well back from the road behind an attractive front garden, with a gated driveway providing off-road parking and access to the garage with an up and over door to the front, and a rear door to the garden. Light, power and water are connected. To the rear is a generous south-westerly facing garden, enclosed by fencing and predominantly laid to lawn, with a terrace adjoining the house and a timber garden shed.

Services: Mains electricity, water and drainage. Oil-fired central heating.

Tenure: Freehold

Council Tax: B

Local Authority: Somerset West and Taunton Council



## Directions

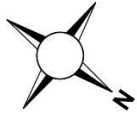
From the center of Dulverton proceed out of town towards the A396. After approximately 400 metres, turn right into Amory Road. Continue a short distance and No. 27 will be found on the right-hand side, identified by a Seddons For Sale board.

## Viewings

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

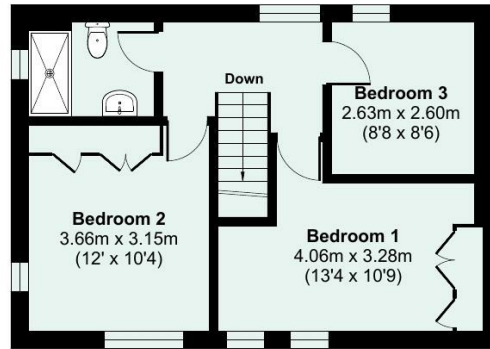
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

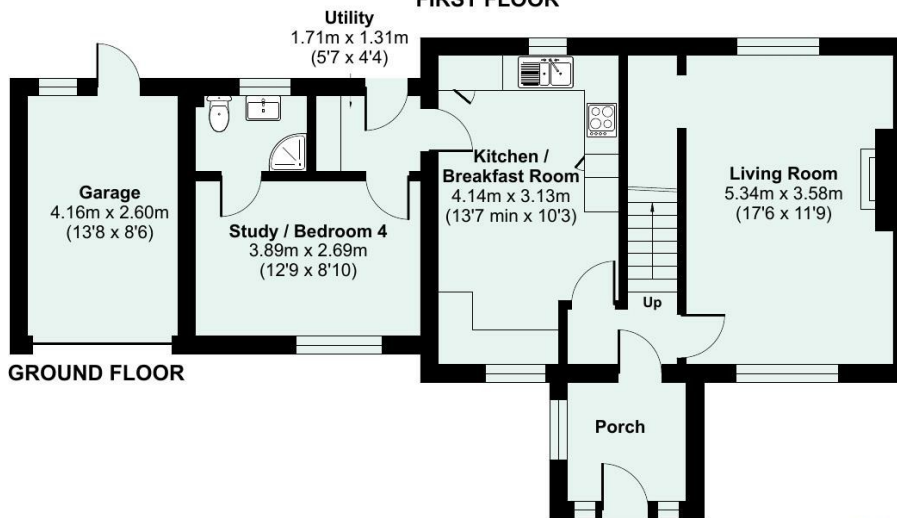


Approximate Area = 1143 sq ft / 106.1 sq m  
Garage = 116 sq ft / 10.7 sq m  
Total = 1259 sq ft / 116.8 sq m

For identification only - Not to scale



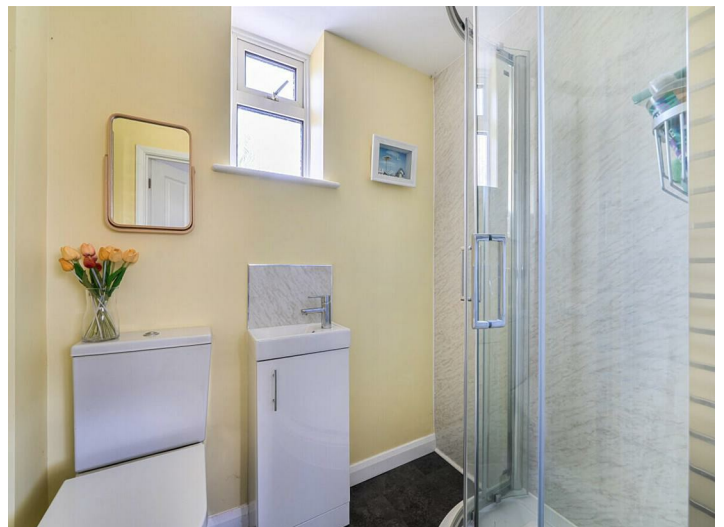
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1450749



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