Guide Price £225,000

seddons

Chapel Cottage Bridgetown, Dulverton, Somerset, TA22 9JL

- Village location in the beautiful Exe Valley
- Kitchen and utility
- Downstairs shower room
- Southerly facing enclosed garden
- Dulverton 5 miles, Minehead 13 miles, Wimbleball Lake 5 miles
- Sitting/ dining room with woodburning stoves
- 3 Bedrooms
- Upstairs WC (potential for shower room)
- LPG gas fired central heating

Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

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Chapel Cottage Bridgetown, Somerset TA22 9JL

A pretty three bedroom cottage with enclosed garden situated in the picturesque Exmoor village of Bridgetown.

3 | 1 | 1 | F | Council Tax Band: C

Bridgetown is a pretty Exmoor village situated in an Area of Outstanding Natural Beauty with a cricket club and a village pub. Dulverton, a charming historic town known as "The Gateway to Exmoor", is situated just 5 miles away and provides excellent day to day shopping with amenities including pubs, tea rooms, restaurants, library, doctors, vets, dentist, pharmacy and primary school. Also within 5 miles is Wimbleball Lake, popular for walking and cycling and renowned for its fly fishing, sailing, rowing and many other activities at the Wimbleball Lake Outdoor Centre (www.swlakestrust.org.uk/wimbleball-lake). Tiverton to the south is approximately a 35 minute drive with dual carriageway access to Junction 27 of the M5 Motorway and Tiverton Parkway mainline station with services to London Paddington in just over 2 hours.

This is a charming, semi-detached period cottage located within the picturesque village of Bridgetown. The property offers some lovely period features with the original pine doors, as well as woodburning stoves in both the sitting and dining area. The kitchen is well equipped with a built-in electric oven and induction hob as well as a fridge and dishwasher. The utility room has ample room for white goods, and leads through to the shower room with a large shower, heated towel rail and shelved cupboard.

Upstairs, a half landing leads to useful under eaves storage, and leading off the landing are three bedrooms, the main bedroom with fitted wardrobes and an en-suite WC (with potential for a shower room).

Outside, to the rear of the cottage is an enclosed, southerly facing garden with a paved patio area, lawn and flower beds. Wooden steps lead up to a gate which gives side access to the road.

Please note there is no parking with the property, however, there is on street parking nearby on the lane.

Please see the floor plan for the dimensions. The internal photos have been taken with a wide angle lens to show more of the rooms.

Services: Mains electricity, water and drainage connected. LPG gas fired central heating.

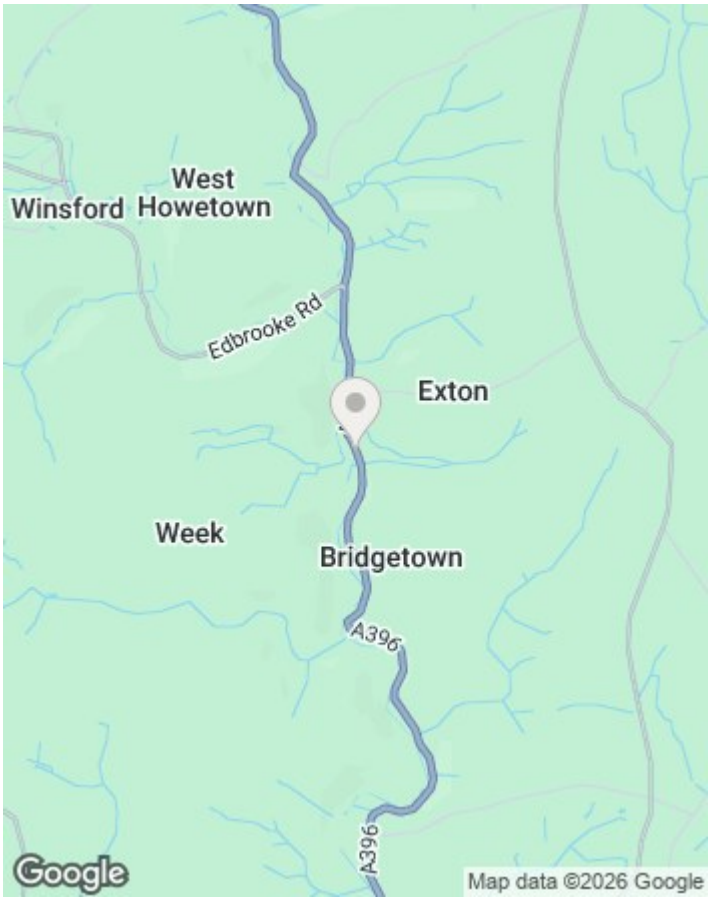
Tenure:
Freehold

Local Authority: Somerset West and Taunton Council

Council Tax:
Band C

Flooding: The property is located in Flood Zone 3.
The garden flooded in 2023 with an inch or two of water coming into the kitchen. No insurance claim was needed. The floors downstairs are tiled.

Please see the floor plan for full details of the layout and dimensions of the accommodation.



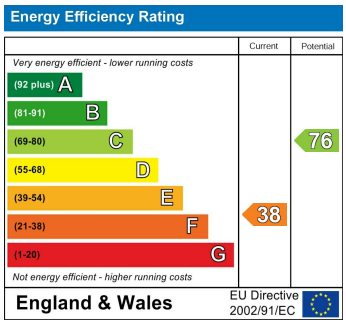
Directions

On reaching Bridgetown from the south, proceed past The Badgers Holt pub and turn left into Week Lane after 100 metres. Chapel Cottage is the first cottage on the right.

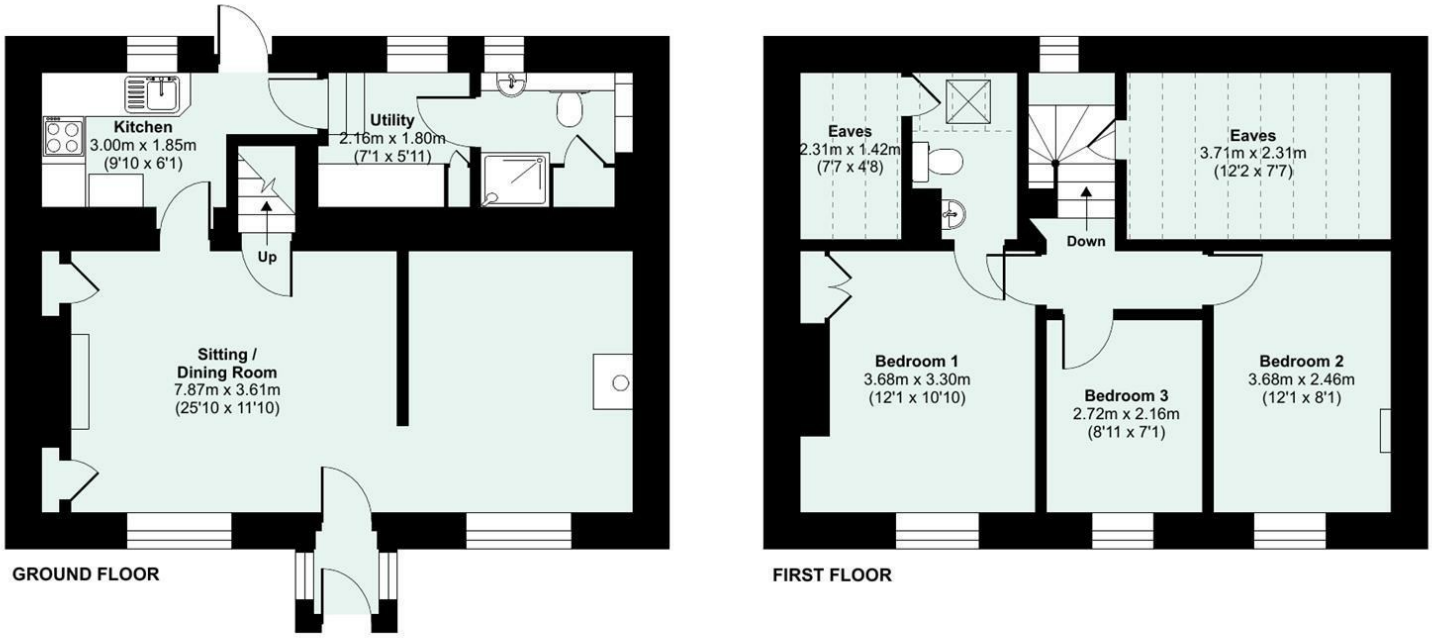
Viewings

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

EPC Rating:



Approximate Area = 967 sq ft / 89.8 sq m
Limited Use Area(s) = 143 sq ft / 13.3 sq m
Total = 1110 sq ft / 103.1 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Seddon Estate Agents LLP. REF: 901564