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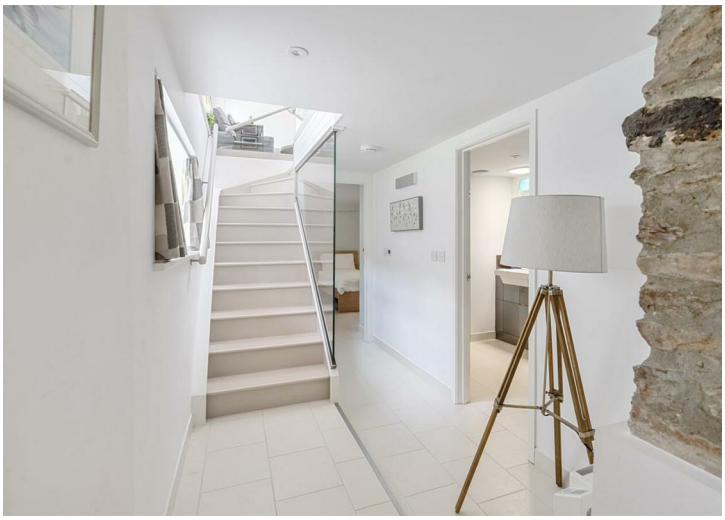

2 Church Walk, Dulverton, Somerset, TA22 9ER

Guide Price £250,000

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

The Property Ombudsman

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2 Church Walk, Dulverton, Somerset, TA22 9ER

A stunning contemporary mews studio offering 2 double bedrooms, 2 bathrooms and vaulted living space, tucked away in the heart of the charming Exmoor town of Dulverton.

2 | 1 | 2 | **EPC** E

- **Quiet, town centre location**
- **2 double bedrooms**
- **High specfication conversion**
- **Easy to maintain - ideal second home**
- **Vaulted, open plan living space**
- **2 bathrooms**
- **Underfloor heating downstairs**

This delightful property is quietly tucked away in the centre of the charming Exmoor town of Dulverton, looking out over the pretty 12th Century Church of All Saints. The town is known as The Gateway to Exmoor with many riverside walks on the doorstep and some lovely independent shops, cafes, pubs and restaurants, library, doctor's surgery, dentist, pharmacy, and a school. Recreation facilities include squash courts, all-weather tennis courts, football and cricket pitches.

The market town of Tiverton is approximately 12 miles to the south, offering dual carriageway access to the M5 (Junction 27) and Tiverton Parkway station, with direct trains to London Paddington in around two hours.

This beautifully presented property forms part of a Victorian brick and slate building, originally constructed in the late 19th century and sympathetically converted into a charming mews of cottages during the 1980s. The result is a stylish and contemporary home that blends period character with modern design.

The accommodation is light, airy, and thoughtfully designed throughout. The ground floor features sleek white tiled flooring with underfloor heating, creating a warm and welcoming atmosphere. The front door opens into a spacious entrance hall, complete with a useful storage cupboard housing the washing machine. There are two generously sized double bedrooms on this level, both served by a well-appointed shower room and a separate bathroom.

Stairs edged with glass balustrades lead to the first floor, where a striking open-plan vaulted living space awaits. The bespoke fitted kitchen includes a stainless steel sink, twin electric hob, oven, microwave/oven, and a two-drawer fridge unit. This stylish kitchen opens into a dining area and a spacious living room with windows overlooking the Church.

Outside
While there is no designated parking, several public car parks are located just a short walk away, with season tickets available for convenient long-term use.

Services - Mains water, drainage and electricity. Electric under floor heating on the ground floor.

Tenure: Freehold

Council Tax - Band B

Local Authority: Somerset West and Taunton Council

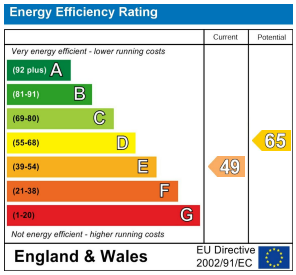
Directions

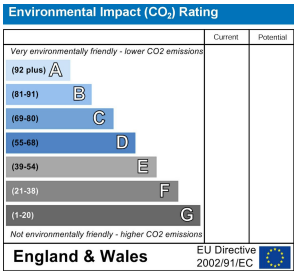
Directions - From Fore Street in the centre of Dulverton, pass the Co-Op on the left, cross over into Bank Square and continue up towards the Church. Just before the lych-gate turn left into Church Walk. Number 2 is the second property on the left.

Viewings

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

EPC Rating





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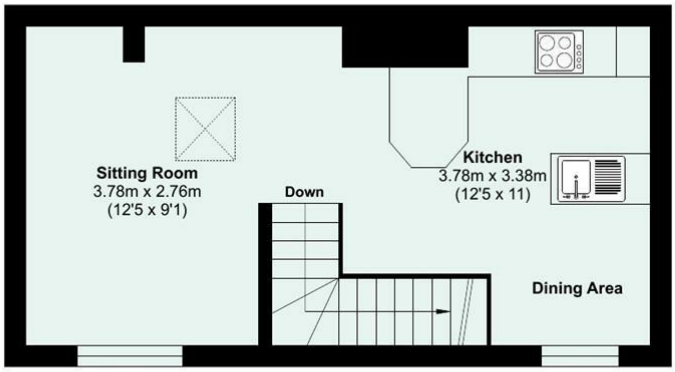
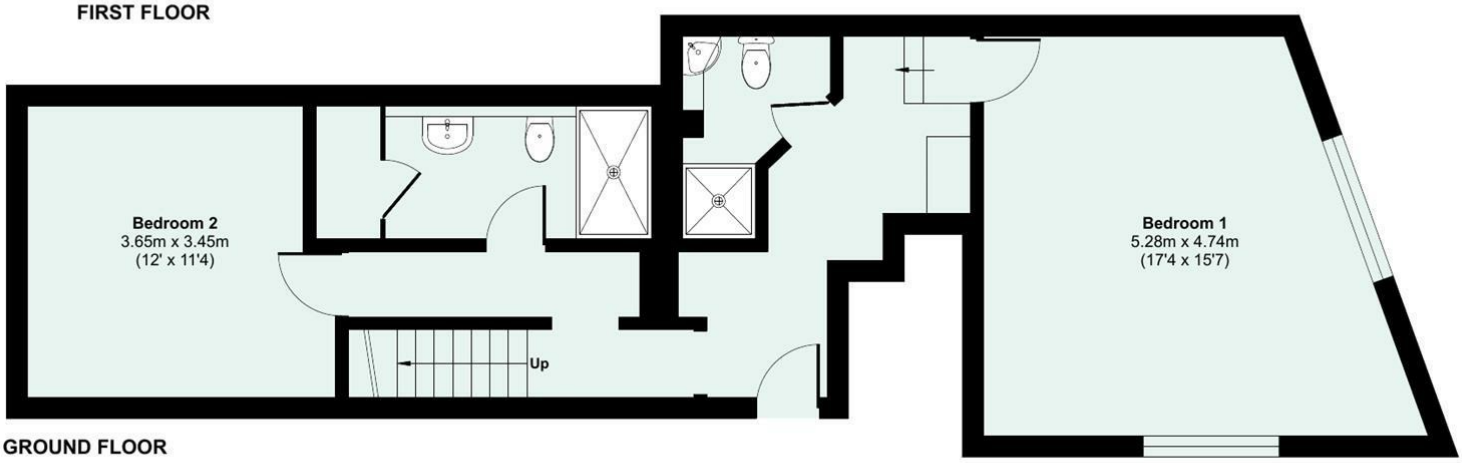
Approximate Area = 940 sq ft / 87.3 sq m

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 2025. Produced for Seddon Estate Agents LLP. REF: 1314091