



## 4 Exebridge

Exebridge | Dulverton | Somerset | TA22 9AY



A charming period three bedroom cottage recently refurbished with gardens, large garages and workshop, situated in Exebridge and close to the Exmoor town of Dulverton.

Recently refurbished to a high standard

Sitting room with woodburning stove

Open plan Kitchen and dining room with Rayburn

Utility room

Bathroom

3 bedrooms (en-suite WC)

Private cottage gardens

Large garage and workshop

Short walk to local pub

Dulverton 2 miles, Bampton 3 miles, Tiverton 10 miles (distances approximate)

### Situation

Exebridge is a small village with a popular public house and fishing lakes, situated just a short drive from the historic Exmoor town of Dulverton which offers a great variety of shops, pubs and restaurants as well as a library, doctors surgery, pharmacy and schools. The market town of Tiverton lies approx 10 miles to the south with dual carriageway access to Junction 27 of the M5 Motorway and Tiverton Parkway mainline station with services to London (Paddington 2 hours). The name Exebridge comes from the bridge over the River Exe, which also marks the border between the counties of Devon and Somerset.



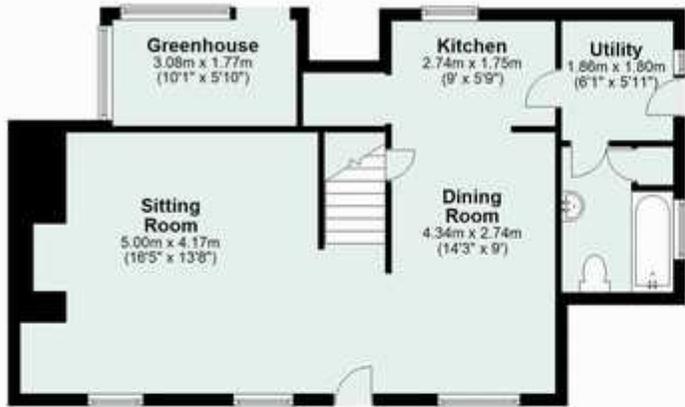


## The Property

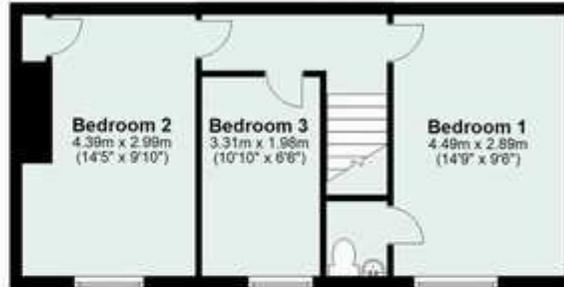
4 Exebridge is a spacious end of terrace cottage, believed to date back to the early nineteenth century which has recently been refurbished by the current owners throughout to a high standard to provide a beautifully presented home whilst retaining some lovely character features including exposed oak beams and the original inglenook fireplace with bread oven, deep silled cottage windows. The ground floor is open plan with attractive tiled flooring, sitting room with stone fireplace recessed woodburning stove and bread oven, dining room with oil-fired Rayburn. Recessed understair storage space/study area. Kitchen with fitted units incorporating a ceramic sink, oven, halogen hob, space and plumbing for dishwasher, useful pantry/store with fitted shelves and space for fridge/ freezer. Utility room with space and plumbing for washing machine, half glazed door to garden and door to bathroom comprising bath with shower over, WC, pedestal basin, heated towel rail and cupboard housing the hot water cylinder. Upstairs, there are three bedrooms, wooden floors, the master has an en-suite WC.

The secluded cottage gardens lie to the rear and side of the cottage, mainly laid to lawn with surrounding shrub and flower boards, with a vegetable bed, summer house, stone built store, garden shed and a lean-to store/greenhouse adjoining the rear of the cottage. At the front of the cottage a gate leads to the front door with a covered porch over and a deep gravelled area behind the low stone wall, the path leads round to the side of the cottage with oil storage tank and access to the side door and boot room. The extensive workshop and garaging is situated a short distance from the cottage with power and light connected. Lockable workshop 3.49m (11'5) x 4.89m (16'1), open fronted garage 3.84m (12'7) x 5.31m (17'5), garage with folding wooden doors 5.31m (17'5) x 4.16m (13'8).

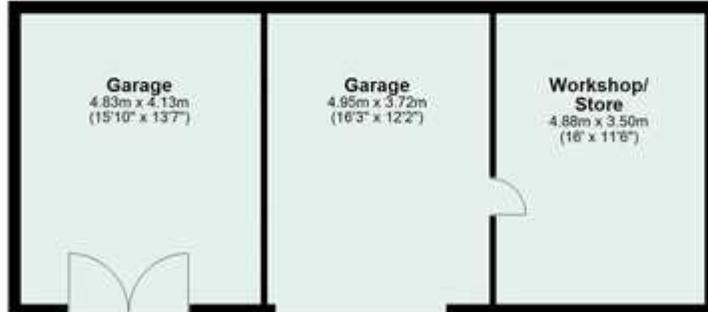




Ground Floor



First Floor



Total area: approx. 139.0 sq. metres (1496.7 sq. feet)

## Directions

From the Dulverton office proceed over the river bridge and through Brushford, upon entering Exebridge (before the river bridge) the property will be found on the right hand side.

## Utilities

Mains electricity, water and drainage connected. Oil-fired Rayburn. Electric radiators to the bedrooms upstairs.

## Council Tax

Band D

## Dulverton

01398 324488

dulverton@seddons.com

