

# Chapel Cottage, Bridgetown

Dulverton, Somerset, TA22 9JL

£275,000

Asking Price





3



1



1

EPC F

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



**Would you like to have a look?**

**Contact our Bampton office**

**01398 332006**

**bampton@seddons.com**



A pretty three bedroom cottage with south facing garden situated in the picturesque Exmoor village of Bridgetown



The Property

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](http://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.

Utilities

Mains electricity, water and drainage connect.

Oil-fired central heating.

Council Tax

Band C

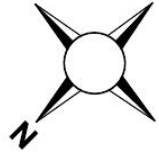
Directions

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.

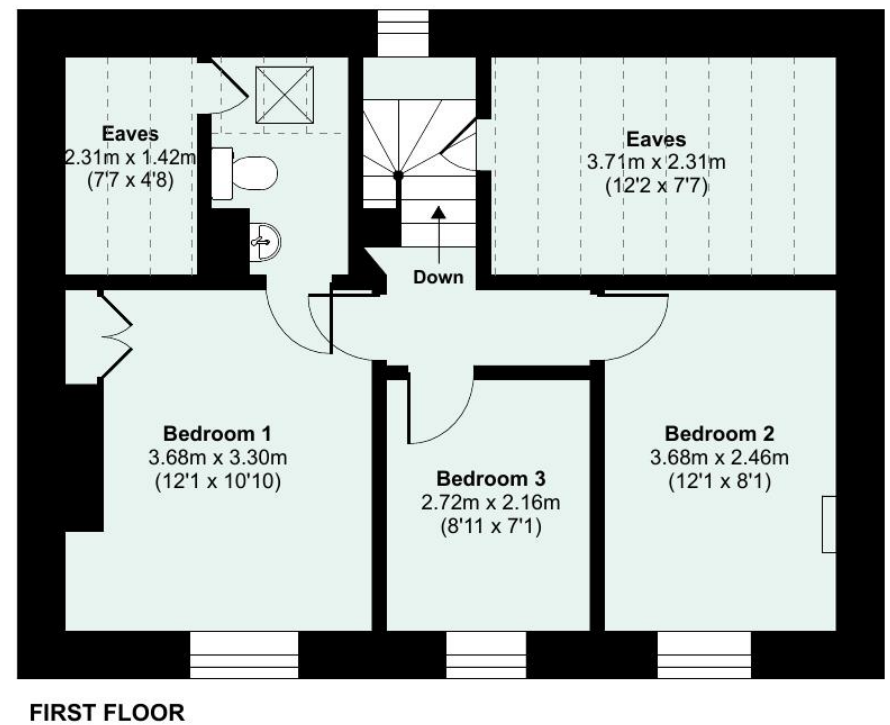
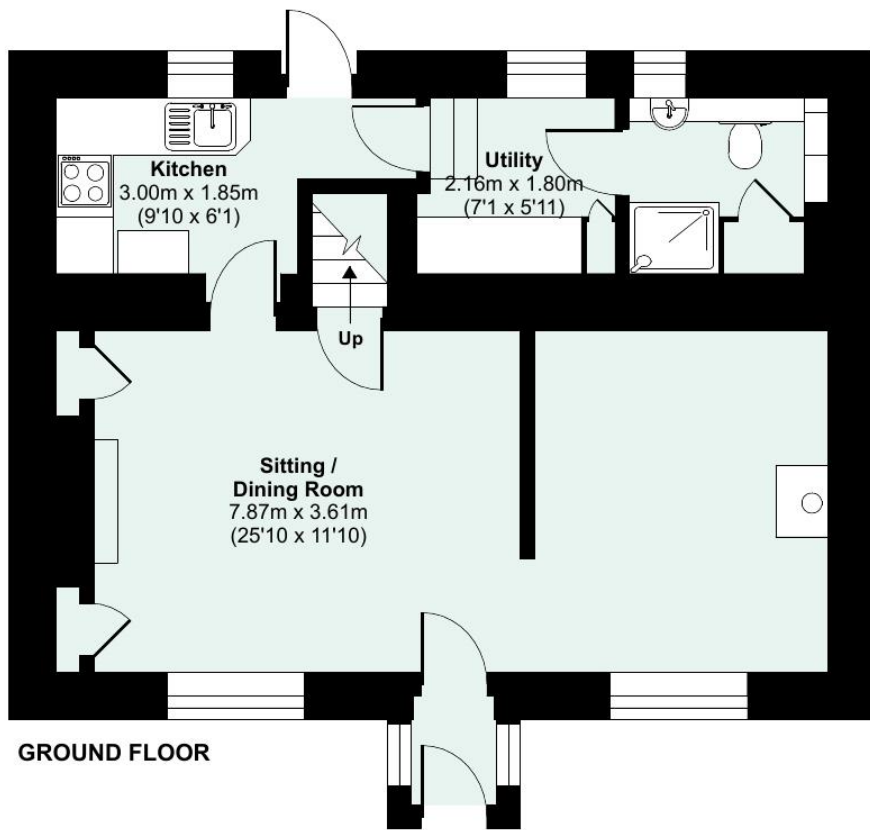
Energy Performance Certificate (EPC)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

# Chapel Cottage, Bridgetown, Dulverton, Somerset, TA22 9JL



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



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



## Need some advice?

If you are wondering what your property would sell or let for, we would be pleased to help.

## Mortgage required?

Simply contact your local office to arrange a meeting with our friendly mortgage advisor.



Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddon's.