

5 Lady Street

Dulverton, Somerset, TA22 9BZ

£435,000

Asking Price



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EPC E







- Central location in Dulverton
- Walking distance to amenities
- Beautifully presented throughout
- Boot room
- Open plan kitchen/dining/living
- Downstairs bedroom and separate bathroom
- Two further en-suite king bedrooms
- South facing courtyard garden
- Off street parking
- No onward chain



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

**Contact our Bampton office**

**01398 332006**

**[bampton@seddons.com](mailto:bampton@seddons.com)**



A beautifully presented, detached three bedroom period cottage with garden and parking conveniently situated in the heart of Dulverton.



The Property

No. 5 Lady Street is ideally situated in the centre of the charming Exmoor town of Dulverton, just a short, level walk from a wide range of local amenities including shops, popular pubs and restaurants, a library, doctor’s surgery, dentist, pharmacy, and a school. 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 delightful detached period property offers light and airy accommodation, beautifully presented throughout. It includes the rare benefit of a ground floor bedroom and bathroom, as well as two spacious en-suite bedrooms upstairs.

The ground floor features a generous boot room with ample space for coats and boots, and a stable door opening to the garden and driveway. The heart of the home is a large open-plan living area with a stylish kitchen fitted with high quality grey units, white worktops and integrated appliances including a fridge/freezer, induction hob, electric oven, extractor fan, dishwasher, and washing machine. The sitting area is centred around a wood-burning stove - perfect for cosy evenings. An inner hallway with airing cupboard leads to a double bedroom with patio doors to the garden and there is a separate bathroom with a bath and shower over.

Upstairs, there are two further king bedrooms, each with its own en-suite shower room.

Outside, the sunny, south-facing courtyard garden offers excellent privacy and seclusion - perfect for al fresco dining. A gravelled driveway, accessed via double gates, provides off-road parking if required, with additional space for at least one vehicle in front of the gates. Steps lead up to a terraced garden area, currently cordoned off as the steps require some repair. The oil storage tank is discreetly positioned at the rear of the property.

The property is currently operating as a furnished holiday let, no bookings are being accepted after 31 October 2025.

Tenure

Freehold

Utilities

Mains electricity, water and drainage connected. Oil-fired central heating, with the boiler less than 3 years old. Double glazed throughout.

Council Tax

Band C

Local Authority

Somerset West and Taunton Council

Directions

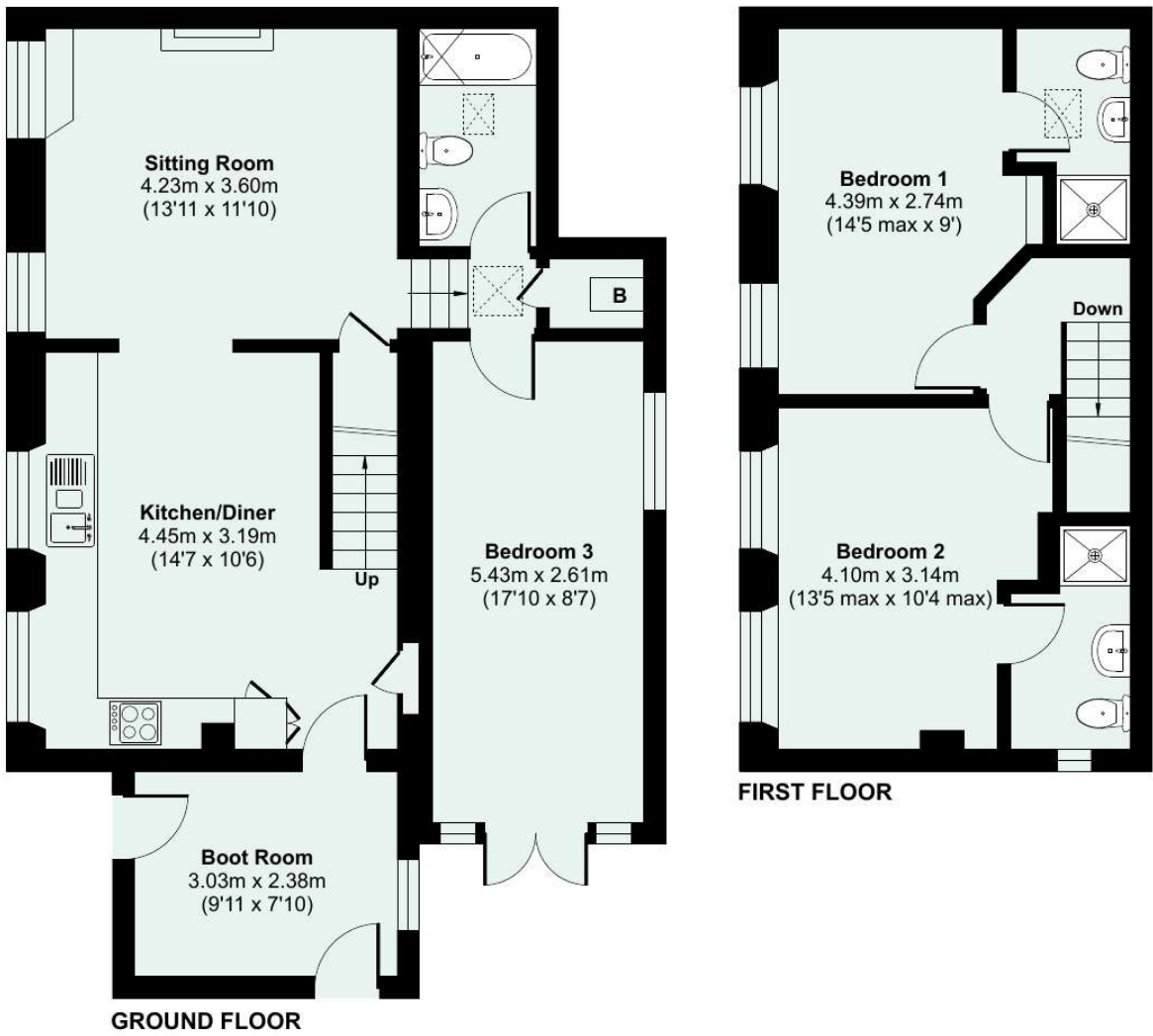
On foot, from Fore Street in the centre of Dulverton, pass the Co-Op on the left, turn left at the Post Office into Lady Street. Pass the Church on the right, and 5 Lady Street is the second property on the right, marked by a Seddons for sale board.

Energy Performance Certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Approximate Area = 1073 sq ft / 99.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Seddon Estate Agents LLP. REF: 1297970



### 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.

