



1, Meadow View



# 1, Meadow View

Brushford, Dulverton, Somerset TA22 9BW

Brushford Village. Dulverton 2 miles. Tiverton 12 miles.

An immaculately presented 3 bedroom house on the edge of the village with gardens and garage. Air source heat pump. Council Tax Band E. EPC Band C. Freehold.

- Sustainable Detached 3 Bedroom Home
- Gardens and Parking
- No Onward Chain
- Council Tax Band E
- South Facing with Views
- Air Source Heat Pump
- EPC Band C
- Freehold

Guide Price £425,000

## SITUATION

The property is situated on the outskirts of the small village of Brushford on the southern edge of Exmoor National Park. Brushford offers a range of amenities, including a shop, the village hall, Church of St Michael and buses to Dulverton and Tiverton.

Nearby Dulverton is well known as The Gateway to Exmoor and offers a variety of shops, together with a post office, chemist, doctors, veterinary and dental surgeries, library and primary school. There are also good recreational facilities.

The property is well located for walking and riding in the wonderful hills and valleys of Exmoor. Wimbleball Lake is nearby offering lovely lakeside walks, sailing and other water sports.



## DESCRIPTION

Built by a highly respected regional builder, this fantastic spacious home is situated in an elevated position on the edge of the village of Brushford, which enjoys wonderful rural views across to the surrounding countryside. Finished to a very high standard with PVC double glazing and an air source heat pump this property benefits from an Energy Efficiency rating C. It is complemented by its gardens, parking and garage.

## ACCOMMODATION

The ground floor accommodation is accessed via the entrance hall which leads to the generous kitchen/breakfast room and is perfect for entertaining with French doors leading to the rear garden. The modern kitchen comprises soft close doors and drawers, integrated oven, hob, dishwasher and fridge/freezer. The generous sitting room with window to the front has a fireplace with beam over and inset with a wood burning stove. Also on the ground floor is a cloakroom.

On the first floor are 3 bedrooms, with the master bedroom overlooking the front garden and benefitting from a built-in wardrobe and stylish en suite shower room. There is a further second double bedroom with a fitted wardrobe, a third large single bedroom and the modern family bathroom.

## OUTSIDE

The property is approached off the shared driveway to parking for two cars and access to the garage. To the front is a lawned area from which to sit and enjoy the views. To the rear is an enclosed garden mainly laid to lawn.

## AGENTS NOTE

The neighbouring property has a right of way over the driveway.

## SERVICES

Mains electricity, water and drainage. Air source heat pump.

## VIEWING

Strictly by appointment with the agents please.

## DIRECTIONS

From Dulverton take the B3222 south through Battleton. Upon entering Brushford, turn right immediately before the shop into New Road Brushford. Take the 4th turning on the right and the property will then be found a short way up on the left hand side.

## COUNCIL TAX

Band E (2023/2024)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		79	89
EU Directive 2002/91/EC			

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Approximate Area = 1326 sq ft / 123.1 sq m  
 Garage = 250 sq ft / 23.2 sq m  
 Total = 1576 sq ft / 146.3 sq m  
 For identification only - Not to scale

**Garage**  
6.10 x 3.78m  
20' x 12'5"

**Kitchen / Dining Room**  
7.16 x 3.66m  
23'6" x 12'

**Sitting Room**  
5.26 x 4.45m  
17'3" x 14'7"

**Ground Floor**

**Bedroom 2**  
4.72 x 3.86m  
15'6" x 12'8"

**Bedroom 1**  
5.05 x 3.10m  
16'7" x 10'2"

**Bedroom 3**  
3.58 x 2.69m  
11'9" x 8'10"

**First Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1075452