

# 12 Carnarvon Arms,

Brushford, Dulverton, TA22 9AF

Brushford Village, Dulverton 2 miles, Tiverton 12 miles

# An individually designed 2 bedroom apartment with parking and communal gardens.

- Individually Desgned Apartment
- Well Fitted Kitchen
- Communal Gardens
- EPC Band E. Council Tax Band C Leasehold
- Sitting/Dining Room
- 2 Double Bedrooms and Bathroom
- Allocated Parking Space

# Guide Price £240,000

# SITUATION

The Carnarvon Arms is 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 village stores, petrol pumps, 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.

# **DESCRIPTION**

This exclusive apartment has been beautifully converted from the original historic hotel building, retaining much character and charm and now incorporating a more modern style with contemporary fixtures and fittings. There is both a staircase and lift within the building. The shared formal gardens are carefully tended and give access to good walks over the surrounding fields and along the river bank. There is a very happy and close-knit community within the building, providing pleasant living and security.







#### **ACCOMMODATION**

From the communal hallway, the front door leads into the entrance hallway with a storage cupboard and door into the inner hallway. The sitting/dining room with window to the front is a good sized room. The kitchen is very well fitted with a range of wall and base units, integrated oven, hob, fridge/freezer and washing machine. There are two good sized double bedrooms and the bathroom fitted with WC, washbasin, bath with shower over. In the basement of the building is a very secure storage area belonging to apartment 12

#### OUTSIDE

The apartments are set amongst mature landscaped grounds whose maintenance is covered by the service charge. There is one allocated parking space for this property with an additional shared guest spaces

#### **SERVICES**

Mains electric, LPG gas central heating, mains water, mains drainage, Ofcom predicted broadband services - Standard: 8 Mbps download 0.9Mbps Upload. Superfast: 80 Mbps download 20 Mbps. Ofcom predicted mobile coverage for voice and data: Internal - EE, 02 and Voadfone, Three Limited. External - EE, Three, 02 and vodafone likely. Local authority: Somerset Council.

# SERVICE CHARGE

A monthly service charge of  $\mathfrak{L}200$  is paid towards the shared facilities and maintenance of the grounds. Ground Rent  $\mathfrak{L}1$  Annually

# **TENURE**

Leasehold. (999 year lease with 979 years remaining) The Freehold and management of the Carnarvon Arms are controlled entirely by the Leaseholders with no outside influence. The Carnarvon Arms (Brushford) Management Ltd (Company NO: 5319463)

#### VIEWING

Strictly by appointment with the agents please.

#### DIRECTIONS

Leave Dulverton on the B3223 in the direction of Tiverton and after 1.5 miles you will reach Brushford. Proceed through the village and the pillared entrance to The Carnarvon Arms apartments will be found on the left hand side just after t-junction in front of the petrol station.

# **COUNCIL TAX**

Band C



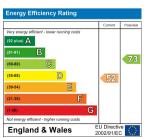




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