



12 Carnarvon Arms,



STAGS

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

Guide Price £225,000

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 Vodafone, Three Limited. External - EE, Three, 02 and Vodafone likely. Local authority: Somerset Council.

SERVICE CHARGE

A monthly service charge of £200 is paid towards the shared facilities and maintenance of the grounds. Ground Rent £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



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) A		73
(81-91) B		
(69-80) C		
(55-68) D		52
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

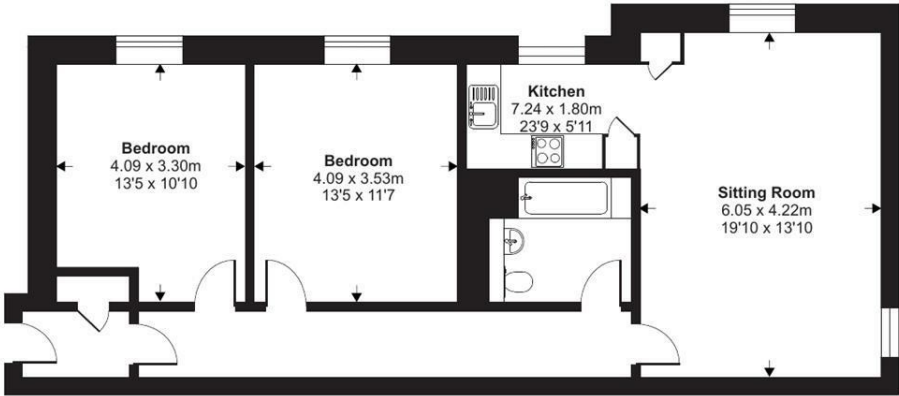
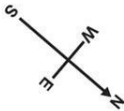
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Somerset, TA22 9EX

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Approximate Area = 896 sq ft / 83.2 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 2024. Produced for Stags, REF: 1133806



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