



1 Squash Court Flat





# 1 Squash Court Flat

Bridgetown, Dulverton, TA22 9JN

Bridgetown Village. Winsford 3 miles. Dulverton 6 miles

A spacious refurbished two bedroom ground floor flat situated in a popular village with parking and courtyard

- Village Location With Rural Views
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- Courtyard and Parking
- Immaculate Refurbished Ground Floor Flat
- Sitting Room
- Bathroom
- EPC Band E
- Council Tax Band A.
- Leasehold.

Guide Price £180,000

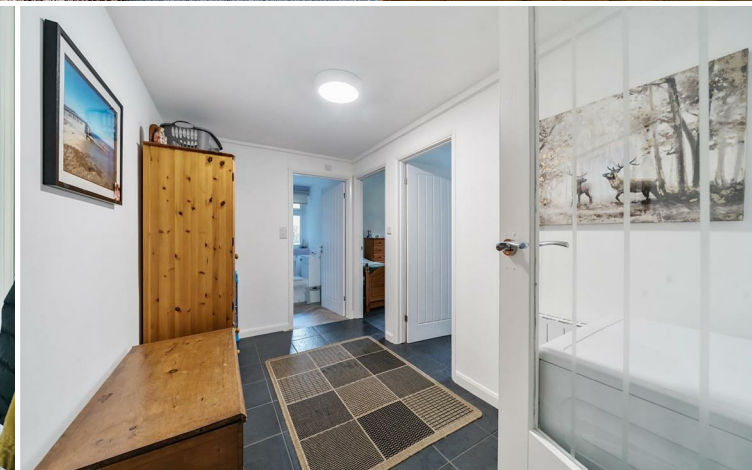
## SITUATION

The property is situated in the village of Bridgetown within the Exmoor National Park. Bridgetown has a strong community with many organised functions and opportunities to gather. Famous for its very picturesque village cricket pitch, which was voted by Wisden as the prettiest ground of the year in 2002. There is a local pub, village hall and pretty campsite. The property is ideally located to take advantage of the wonderful walking and riding opportunities on Exmoor, in particular Winsford Hill which is easily accessed via Week Lane

Dulverton (6 miles) provides good day-to-day shopping, schooling and recreational opportunities. More comprehensive facilities are available in Tiverton, (12 miles to the south), as well as junction 27 of the M5 and Tiverton Parkway rail station. The County Town of Taunton, also with excellent road and rail communications is approximately 25 miles to the east.

## DESCRIPTION

The property is an immaculately presented ground floor leasehold flat with rendered and colour-washed elevations, enjoying delightful views over the adjoining fields. The current owners have refurbished the property throughout to include new windows, wiring, plumbing, heating, new bathroom and kitchen. It would be equally suited as a full time residence or as a retreat for holidays and weekends.





## ACCOMMODATION

The immaculate accommodation is all on the ground floor. The sitting room is dual aspect with pleasant rural views and a good size, with wood burning stove. The recently fitted kitchen has a range of units and space for a dining table and white goods. There are two good sized double bedrooms and a newly fitted bathroom. The spacious hallway leads to the bedrooms and bathroom.

## OUTSIDE

To the side of the property is an enclosed courtyard garden with a garden shed and a parking space for one car.

## VIEWING

Strictly by appointment with the agents please

## DIRECTIONS

From Dulverton, take the A396 towards Wheddon Cross. After approximately 6 miles, upon reaching Bridgetown, turn left into Week Lane, pass over the river bridge and bear left. The property will be found immediately on the right hand side with parking just beyond.

## SERVICES

Mains electricity, water and drainage. Electric heating.

Ofcom predicted broadband services - Standard: Download 15Mbps, Upload 1Mbps. Ultrafast: Download 1800Mbps, Upload 220Mbps.

Ofcom predicted mobile coverage for voice and data: Internal - None.

External - EE, Three, O2 & Limited Vodaphone

Local Authority: Somerset West & Taunton (West Somerset)

## WHAT3WORDS

/// ignites.stump.bleaker

## AGENTS NOTE

A Lawful development certificate for the existing use of ground floor of dwelling as residential flat, and land as domestic garden and parking area was approved on the 23rd November 2022.

<https://planning.agileapplications.co.uk/exmoor/application-details/23625>

## TENURE

The property is held on a 999 year long leasehold with 963 years remaining. The owner has a 50% share of the Freehold. (Please ask the agent for further details). There is no service charge or ground rent.



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.

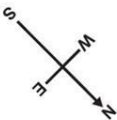


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		45	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

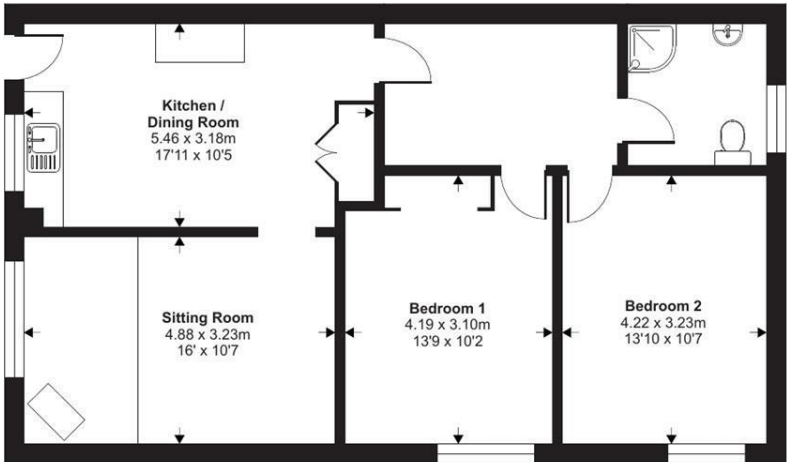
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Approximate Area = 826 sq ft / 76.7 sq m  
For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Stags. REF: 1226802



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