



3, Carnarvon Arms



# 3, Carnarvon Arms

Brushford, Dulverton, TA22 9AF

Brushford Village, Dulverton 2 miles, Tiverton 12 miles

A beautifully presented 2 bedroom apartment with parking and communal gardens. EPC Band C.

- Beautiful appointed ground floor apartment
- Master bedroom with en suite
- Family shower room
- Basement storage unit
- Open plan kitchen/dining/sitting room
- Further double bedroom
- Large communal gardens & private parking
- Leasehold. Council Tax D. EPC Band C

Guide Price £220,000

## 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. Apartment 3 is located on the ground floor. All the apartments enjoy access to the beautiful communal gardens, allocated parking facilities and basement storage units. The shared 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 main building reception area there is access to the hall area giving access to the living quarters, bedrooms and bathroom. Leading off the hallway is the generous sized open-plan kitchen/dining/sitting room with ample natural light from large sash windows and a modern well equipped kitchen including an integral oven, hob, dishwasher and fridge freezer. This room enjoys views overlooking the grounds surrounding the property and the River Barle Valley beyond. The master bedroom is a good size with en suite bathroom with bath, shower over, WC and hand basin. There is a further double bedroom and the family shower.

## 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 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 £220 is paid towards the shared facilities and maintenance of the grounds. Ground Rent £1 Annually

## TENURE

Leasehold. (999 year lease with 977 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.

## WHAT3WORDS

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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 EU Directive 2002/91/EC     |         |           |

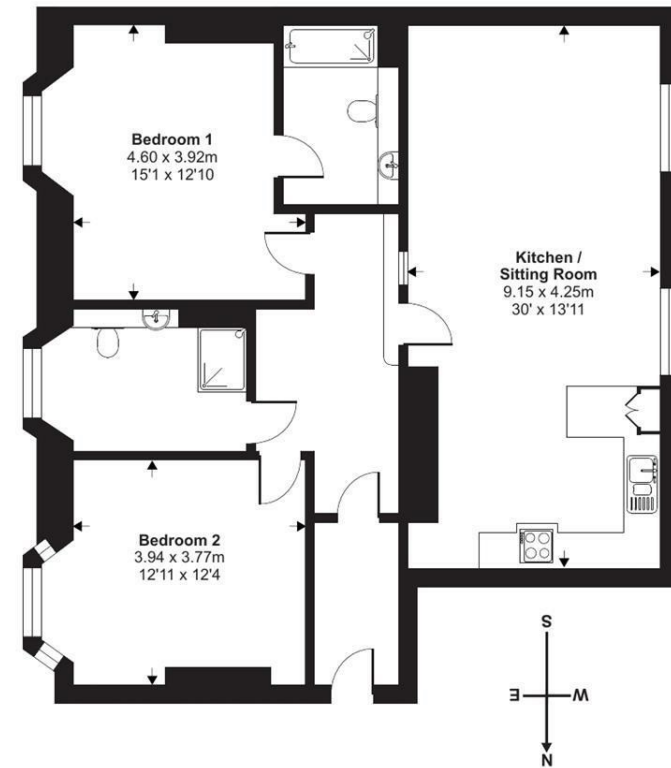
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Approximate Area = 1108 sq ft / 103 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1336068



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