

4 Fore Street, Bampton, Devon, EX16 9ND



20 Nicholas Close, Brushford, Dulverton, Somerset, TA22 9AN

Asking Price £315,000

- Country village location
- Dulverton 5 minute drive
- Kitchen/dining room
- Boot room and ground floor wet room
- Family bathroom and en-suite shower room
- Short walk to shop/cafe and petrol station
- Sitting room with woodburning stove
- Utility room
- 3 double bedrooms
- Good sized garden with workshops

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



20 Nicholas Close, Dulverton TA22 9AN

A spacious and well presented, semi-detached home with garden, parking and workshops situated on the edge of the popular village of Brushford, just a short drive from Dulverton.



Council Tax Band: C



LongDescription

Brushford is a popular country village located within the picturesque Barle Valley with a lovely 15th Century Church, a petrol station, village shop and cafe and a thriving Parish Hall with several clubs, which include fitness, art classes, badminton & yoga - right on the doorstep.

The property lies just outside the most southerly edge of the Exmoor National Park and is a short drive from the beautiful historic Exmoor town of Dulverton which can be reached on foot via a footpath running along the River Barle as well as a bus service which runs six days a week.

20 Nicholas Close is a 1930s semi-detached family home that was extended by the current owners in 2017 with a two-storey rear extension. The property offers spacious, family accommodation, ample parking, immaculate gardens and two workshops - one to the front and one to the rear - each with light and power connected.

On the ground floor, the accommodation includes an entrance porch and hall, a bright double-aspect sitting room with a wood-burning stove, and a spacious kitchen/dining room fitted with a range of wall and floor units, with space for a dishwasher, electric cooker, and fridge/freezer. A door opens to the garden, and there's a useful utility room housing the Grant oil-fired boiler and with plumbing for a washing machine. Additional features include a boot room with outdoor access and a fully tiled ground-floor wet room.

Upstairs, there are three generous double bedrooms, one with an en-suite shower room, and a family bathroom with a bath and electric shower over. An airing cupboard houses the hot water cylinder, and from the landing a roof hatch with ladder gives access to a part-boarded, insulated loft for additional storage.

Outside, a driveway provides parking for at least two vehicles. There's also a workshop and store with light and power. The rear garden is mainly laid to

lawn with two patio areas. A fully insulated, timber-clad workshop with light and power offers excellent versatility as a hobby room, home office, or studio.

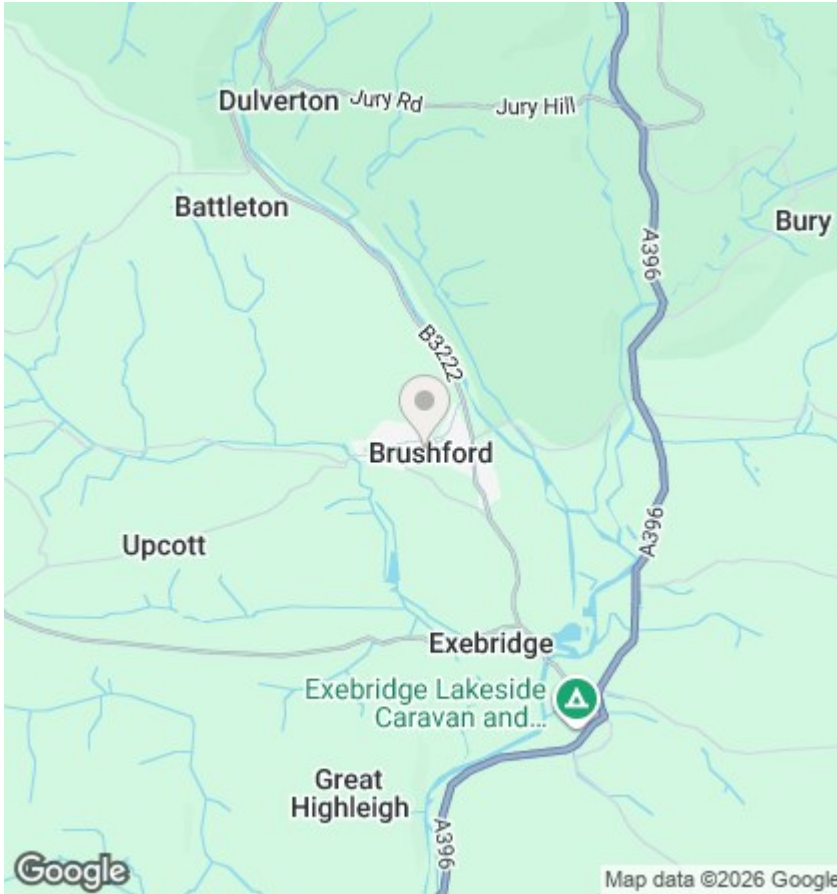
Please see the floor plan for the dimensions. The internal photos have been taken with a wide angle lens to show more of the rooms.

Services: Mains electricity, water and drainage. Oil fired central heating. Fibre broadband.

Tenure: Freehold

Council Tax: C

Local Authority: Somerset West and Taunton Council



Directions

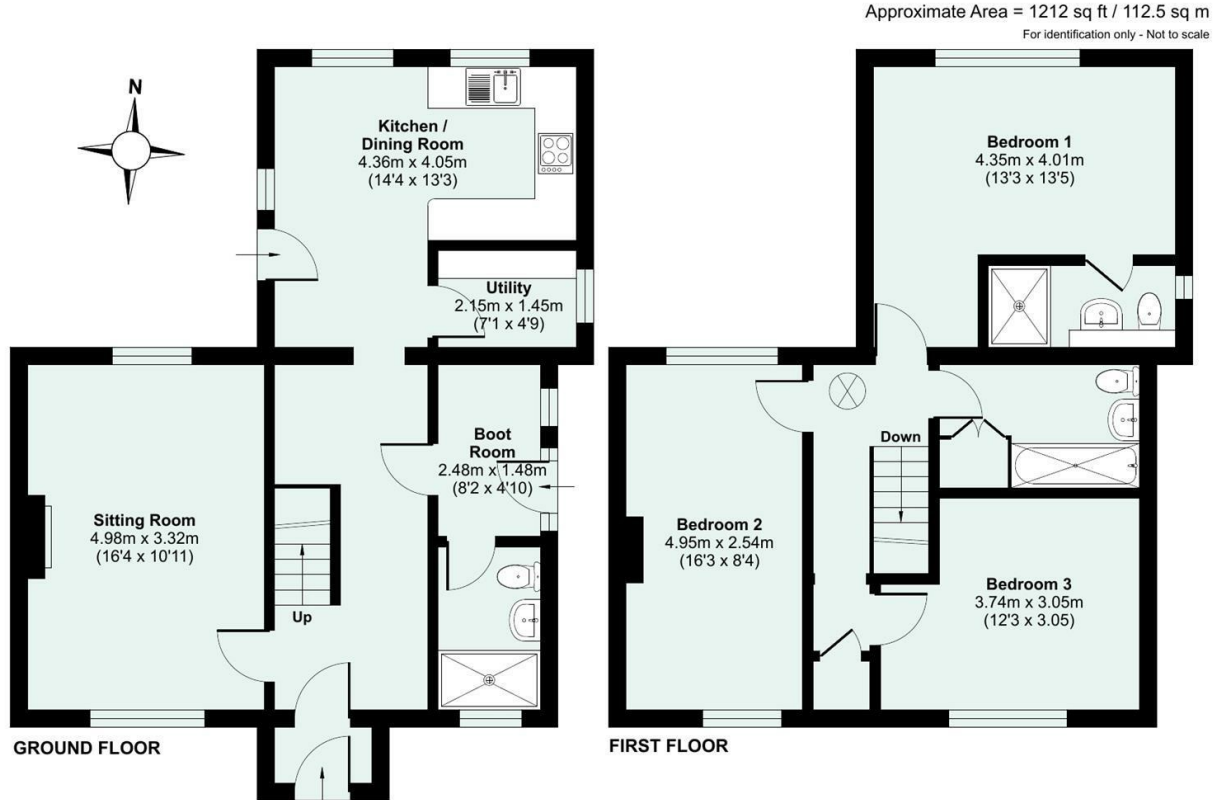
From Dulverton proceed out of the town crossing the bridge over the River Barle and proceed to the village of Brushford, turning right in front of the garage. Follow the road for around 250 meters, and the property will be seen on the right, opposite the village hall. From Bampton, turn right opposite the Swan pub, proceed up the hill and continue for **Viewings**

Viewings by arrangement only. Call 01398 332006 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Seddon Estate Agents LLP. REF: 1370610

