

Asking Price £285,000



11 Nicholas Close, Brushford, Dulverton, Somerset, TA22 9AS

- Country village location
- Dulverton 5 minute drive
- Spacious sitting/dining room
- 2 double bedrooms
- South facing landscaped garden
- Short walk to shop/cafe and petrol station
- Living room with woodburning stove
- Utility/shower room
- Bathroom
- Driveway parking

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



11 Nicholas Close, Dulverton TA22 9AS

A delightful 2 bedroom (with potential for 3) semi-detached home with a glorious south-facing garden and off-road parking, situated on the edge of the popular village of Brushford, just a short drive from Dulverton.



Council Tax Band: C



Brushford is a popular and welcoming country village set within the picturesque Barle Valley, featuring a beautiful 15th-century church, petrol station, village shop and café, and a thriving parish hall offering a range of clubs including fitness classes, art, badminton and yoga, all within easy walking distance. The property is located just beyond the southern edge of Exmoor National Park and is a short drive from the historic Exmoor town of Dulverton. Dulverton can also be reached on foot via a scenic riverside footpath along the River Barle, and a regular bus service operates six days a week.

11 Nicholas Close is an attractive 1930s semi-detached home that has been thoughtfully extended. The main rear extension provides a wonderful light-filled, south-facing sitting/dining room with sliding patio doors and enjoying views over the beautifully maintained garden. A further side extension includes a useful shower/utility room, together with an entrance hall and coat cupboard.

The ground floor also offers a spacious fitted kitchen including a double oven and gas hob. The sitting room features a cosy wood-burning stove with attractive fitted cupboards and shelving to either side of the fireplace. This room also offers flexibility to be used as a ground-floor bedroom if required. Upstairs, there are two double bedrooms, both with some lovely country views and served by the family bathroom, which benefits from a good-sized airing cupboard. The landing also includes a useful hanging cupboard.

Outside, the property offers off-road parking for at least three vehicles to the front. A gate leads to the front garden, with side access continuing through to the rear. The south-facing rear garden is a particular highlight, beautifully landscaped and ideal for keen gardeners. Features include a circular paved patio with pergola, perfect for al fresco dining, well-stocked flower and herbaceous borders, raised fruit and vegetable beds, apple and plum trees, and a variety of soft fruits. Additional benefits include an 8' x 6' Rhino greenhouse with power and water connected, along with a timber garden shed.

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.

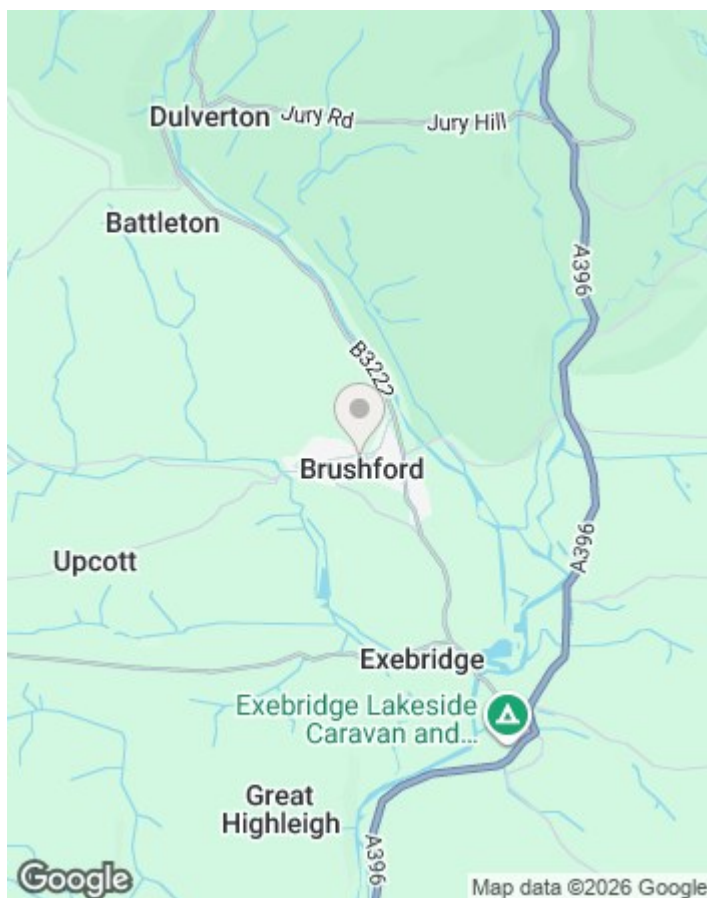
Services: Mains electricity, water and drainage. LPG gas-fired central heating. Fibre broadband.

The property benefits from 18 solar panels over both roofs. Average income per annum over past three years: £2,179 approx.

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. Then take the third turning on the right (before the village hall), continue to the top, turn left and the entrance driveway to the property will be seen on the left. From Bampton, turn right opposite the

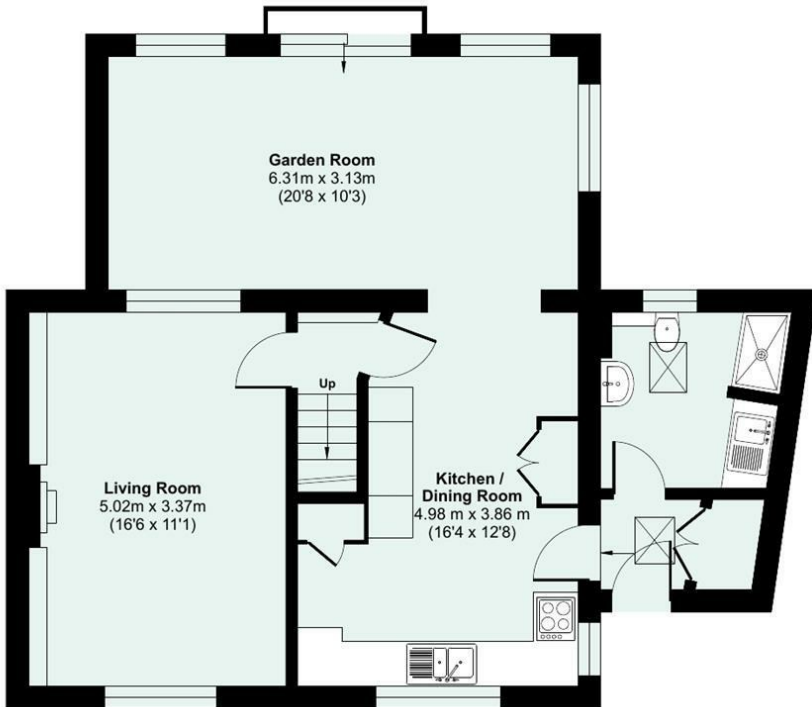
Viewings

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

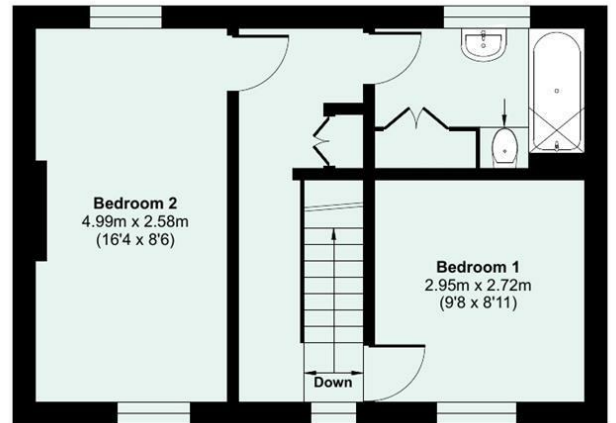
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 1135 sq ft / 105.4 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1400169



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