

STAGS

Pixton View

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Brushford, Dulverton, TA22 9AU

Dulverton 2.3 miles. Tiverton 11.5 miles. Taunton 22 miles.

A recently renovated, detached single storey residence set in a rural location adjoining open countryside with garden and parking. EPC Band: D.

- Detached single storey residence
- Wonderful rural views
- Sitting room
- Garden and parking
- Council Tax: B. EPC: D.
- Adjoining open countryside
- Kitchen/breakfast room
- 3 bedrooms and bathroom
- Freehold

Guide Price £295,000

SITUATION

The property is situated in a rural location between the villages of Brushford and Exebridge on the southern edge of Exmoor National Park. Brushford offers a range of amenities, including a shop, the village hall, Church of St Nicholas 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. Tiverton, which is 12 miles away, offers further shopping and entertainment facilities and the well-known Blundells School, together with easy access to the M5 and mainline railway station at Tiverton Parkway. Exeter, 29 miles boasts a wealth of shopping, recreational and leisure facilities. Exeter Airport lies to the east of the city, offering national and international flights.

The property is well located for walking and riding in the wonderful hills and valleys of Exmoor. Wimbleball Lake is nearby offering lovely lakeside walks, sailing and other water sports.







DESCRIPTION
Pixton View is a recently renovated home which offers comfortable three bedroom accommodation all one level and enjoys wonderful views over the surrounding countryside. The gardens which surround the property provide ample outdoor space and there is off road parking owned by the property.

ACCOMMODATION
The front door opens into an open plan kitchen/dining room on the western side of the property. The kitchen area benefits from newly installed worktops and wall and base units, integrated oven, hob with extractor over and space for further appliances. The dining area offers built in storage and ample space for a dining table and chairs. To the front of the property is a dual aspect sitting room with a feature fireplace with a stone surround.

All bedrooms lie to the eastern side of the property. Bedroom 1 offers a dual aspect whilst bedroom 2 include ample built in storage. Bedroom 3 has been fitted with a range of powerpoints to allow use as a home office, if required. Adjacent to bedroom 2 is the bathroom which comprises of a WC and newly fitted shower and wash basin. Completed with modern tiling and built in cabinetry.

OUTSIDE
There is off road parking which belongs to the property for two vehicles outside the property. The pretty hedge bordered gardens surround the property and are mainly laid to lawn with shrubs and flower borders. The gardens provide an ideal space for outdoor living from which to enjoy the views.

SERVICES
Mains electricity,and water. Private drainage. Type and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection. Oil fired central heating. Standard and Superfast broadband services available. Data services available. (OFCOM 2026)
Local Authority: Somerset Council - Council tax band B.

VIEWING
Strictly by appointment with the agents please.

DIRECTIONS
From Dulverton take the B3223 south and after about 1.5 miles you will reach Brushford. Continue through Brushford and shortly after passing the builders merchant on the right you will Pixton View on the left hand side.

WHAT3WORDS
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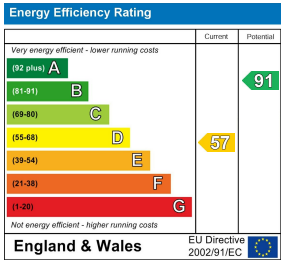






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





13 Fore Street, Dulverton,
Somerset, TA22 9EX

dulverton@stags.co.uk

01398 323174

