



Sunny Nook , Brompton Regis, Dulverton, TA22 9NJ

An individual, timber framed, single storey property with a large garden and garage situated on the edge of the village within Exmoor National Park.

Edge of Brompton Regis. Dulverton 4.5 Miles. Tiverton 16 Miles. Taunton 21 Miles

- Single storey timber framed property • Edge of village location • Kitchen • Sitting room and dining room/study • 3 bedrooms and bathroom • Large garden and garage • In all 0.68 acres • Freehold. Council Tax Band C. EPC Band C.

Offers In Excess Of £250,000

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SITUATION

The property is located on the outskirts of the popular village of Brompton Regis which has a strong community with a church, a comprehensive community shop and a village hall that offers many activities. There are buses from the village to schools in Minehead, Tiverton and Taunton.

The delightful town of Dulverton is just 5 miles to the south and Minehead is 14 miles to the north providing excellent amenities and schooling. Dulverton, well known as 'The Gateway to Exmoor' has a busy community and provides good day to day shopping together with three churches, post office, chemist, medical, dental and veterinary surgeries and a well-supported town hall. There are also good restaurants, an inn and recreational facilities including squash courts, all-weather tennis courts, football and cricket pitches.

The county town of Taunton (21 miles) has extensive retail and commercial facilities, together with three independent schools and the Somerset County Cricket Ground. There is access to the M5 motorway (Junction 25) and a main line station with fast trains to London Paddington and the North. Exeter (32 miles) has excellent amenities and an international airport.

Wimbleball Lake is within close proximity which offers many water activities, a cafe and beautiful walks.

DESCRIPTION

Built in 2015, Sunny Nook is a timber framed and timber clad, three-bedroom bungalow located on the fringes of Brompton Regis. The plot offers an elevated position, with a large garden, double garage and outbuilding/store.

ACCOMMODATION

A rising path leads to the front door which opens in to the well-sized sitting/dining room. The kitchen sits to the rear of the property, offering wood-effect wall and base units with laminate work tops and white tiled splashbacks. A decommissioned, solid fuel, Stanley range cooker are in situ. The kitchen offers a side entrance, giving access to the garden, perfect for summer months. A further reception room sits between the kitchen and sitting room offering an additional space for dining or a study. To the eastern end of the property lies the three bedrooms, two of which offer a southerly aspect, whilst the third offers a dual aspect to north and east, and benefits from built-in storage. The family bathroom comprises of a bath with shower over, wash basin and WC.

OUTSIDE

The house is approached off the road by a path and steps. The large garden surrounds the property and there is a further area of land on the opposite side of the road. The property also benefits from a timber framed double garage.

SERVICES

Mains electricity. Private water via Bore Hole and private drainage (Purchasers to satisfy themselves with their own inspection). PV Panels and central heating. Ofcom predicted broadband services - Standard: Download 9Mbps, Upload 0.9Mbps. Ultrafast: Download 1800Mbps, Upload 220Mbps. Ofcom predicted mobile coverage for voice and data: Internal (Limited): EE,. External: EE, Three, O2 and Vodafone. Local authority: Somerset West and Taunton Deane. Exmoor National Park

VIEWING

Strictly by appointment with the agents please.

AGENTS NOTE

Whilst we believe the property was constructed to meet building regulations, a Building Completion certificate was never obtained.

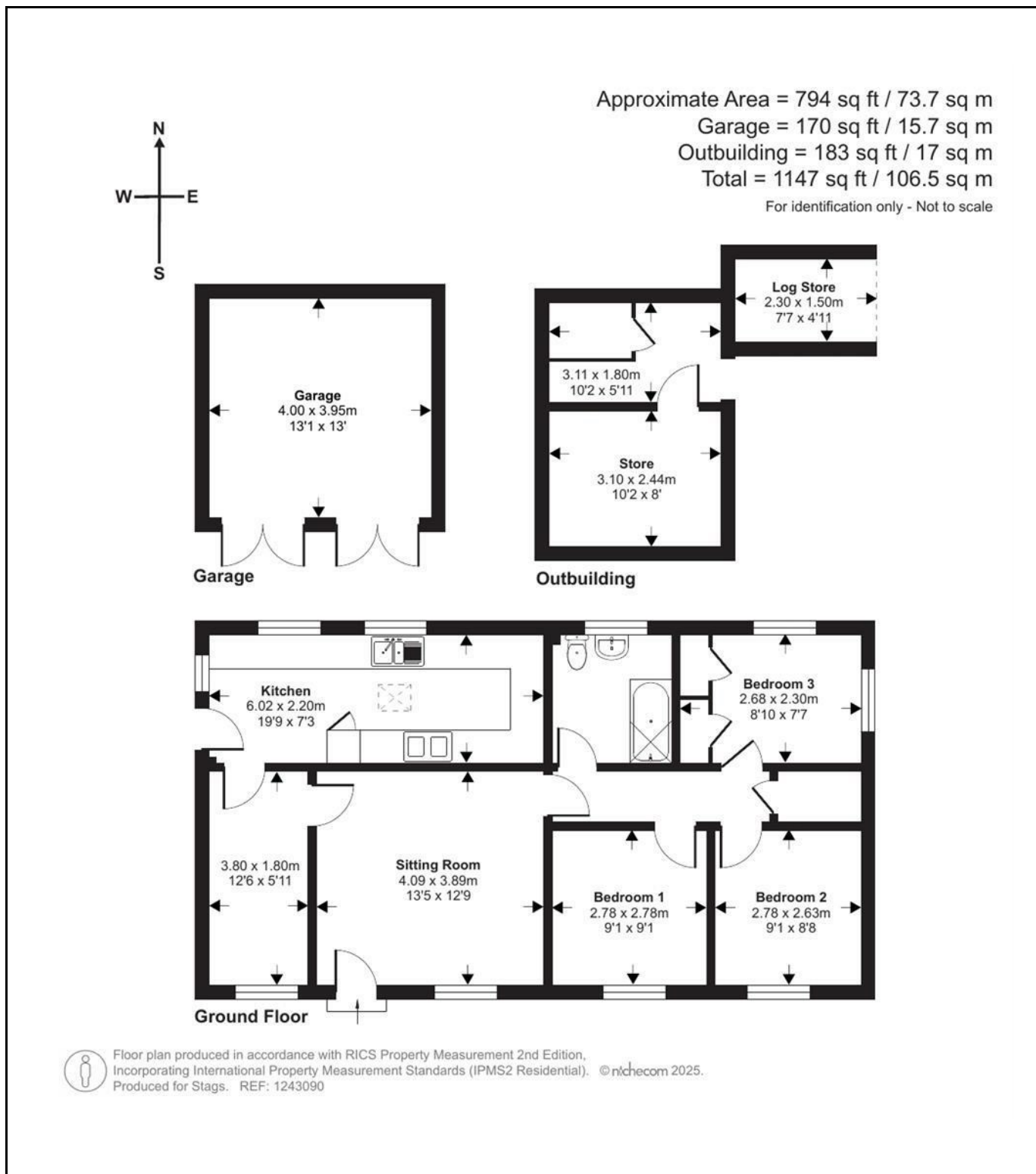
DIRECTIONS

From our Dulverton office proceed in an easterly direction along the B3222 for approximately one and a half miles, taking the right hand turn onto the A396. Immediately take the first left up the hill signposted Brompton Regis. After two miles turn right to Brompton Regis. You will find Sunny Nook on the left hand side before entering the village.

WHAT3WORDS

///undivided.amicably.giant





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. Tenants 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.



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