



Nicholas Close, Brushford, Dulverton, TA22 9AN

welcome to

Nicholas Close, Brushford Dulverton

A three bedroom semi detached home located in the village of Brushford, offering a dual aspect lounge with wood burning stove, a well-appointed kitchen/diner, utility room and downstairs WC. Upstairs are two double bedrooms, a single bedroom and family bathroom. Gardens & Parking.

Situated in the sought after village of Brushford, this spacious three bedroom semi-detached home offers well proportioned accommodation and countryside views.

The property is approached via a driveway providing off road parking. On opening the front door, you will find an entrance porch with space for coats and shoes. This leads through to the entrance hall, where doors give access to the kitchen and lounge. The dual aspect lounge is positioned to the right and features a fireplace with a charming wood burning stove, creating a warm and inviting living space. To the left, the well appointed dual aspect kitchen/diner enjoys plenty of natural light and provides ample room for family dining. Completing the ground floor is a useful utility room and a convenient downstairs WC.

Upstairs, the accommodation comprises two double bedrooms and a single bedroom, all serviced by a family bathroom.

Externally, the front garden features a log store alongside driveway parking. To the rear is a generous garden, predominantly laid to lawn, with a patio area ideal for outdoor entertaining. There is also a useful storage shed. The property enjoys lovely views over the surrounding hills. Viewing is highly recommended to fully appreciate everything this attractive home has to offer.

Entrance Porch

Double-glazed window to side. Doors to the kitchen and lounge, and stairs up to the first floor. Has a radiator.

Kitchen

Double-glazed windows to the front and rear. Features a radiator, space for a dining table, spotlights, wall & base units, space for a cooker, dishwasher, and fridge. Also has a stainless steel sink and drainer, an extractor hood, an understairs cupboard, and a door to the utility room. Partially tiled.

Lounge

Double-glazed windows to the front and rear. Features a radiator, multi-fuel burner, and a TV point.

Cloakroom

A double-glazed window to the rear. Has a WC, a wash hand basin, and is partially tiled.

Utility Room

Double-glazed windows to the front and rear. Features wall & base units, spotlights, the loft hatch, a sink, the boiler, a door to the cloakroom and a door to the garden. There is also space for a washing machine, freezer, and a tumble dryer.





Landing

Has doors to all rooms. Features a radiator, a double-glazed window to the rear, a loft hatch, and an over stair cupboard.

Bedroom One

Double-glazed window to the front. Features a radiator and a TV point.

Bedroom Two

Double-glazed window to the front. Also has a radiator.

Bedroom Three

Double-glazed window to the rear. Has a radiator.

Bathroom

Double-glazed window to the rear. Features a heated towel rail, a WC, a wash hand basin with a cupboard underneath, a bath with a shower over, and spotlights. It is partially tiled.

Loft Space

Part boarded, with a ladder and has insulation.

Front Garden

There is a stone area for parking. There is a lawn, trees, and shrubs, with a log store and power points.

Rear Garden

There is a patio area, and 5 steps up to the lawn. Features trees & shrubs, an shed, a stone area, a greenhouse, oil tank, and outside power points. There is access to the front of the property.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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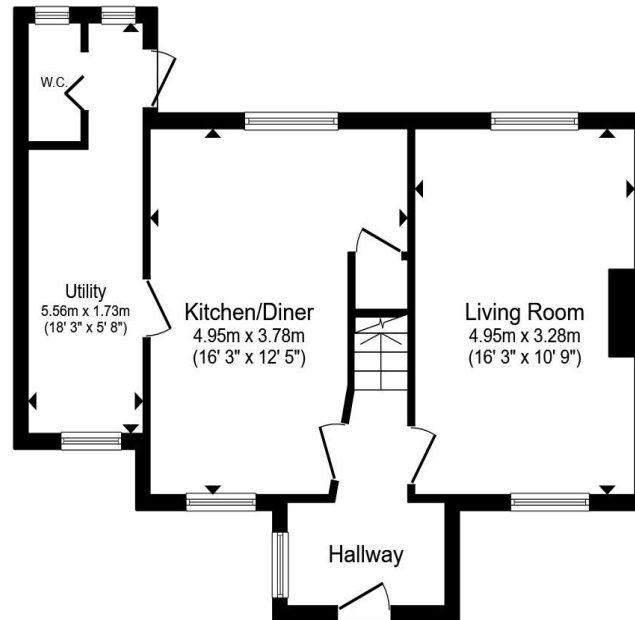
- Three Bedroom Semi Detached House
- Lounge with fireplace
- Kitchen/ Diner
- Utility Room & WC
- Driveway Parking

Tenure: Freehold

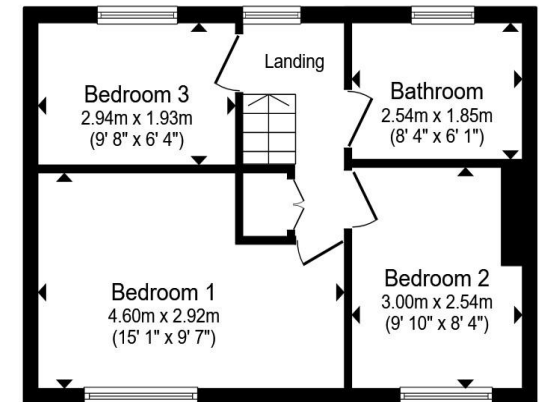
EPC Rating: D

Council Tax Band: C

£290,000



Ground Floor



First Floor

Total floor area 84.6 m² (911 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
TVT106121 - 0005

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