

Guide Price £375,000



2 The Green, Brushford, Dulverton, TA22 9BA

- Country village location
- Dulverton 5 minute drive
- Kitchen/breakfast room
- 2 further bedrooms
- South facing garden with rural views
- Short walk to shop/cafe and petrol station
- Sitting/dining room with woodburner
- Principal bedroom with en-suite
- Shower room
- Detached garage and parking

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

2 The Green, Dulverton TA22 9BA

A well presented, three bedroom detached bungalow in a quiet cul-de-sac with a pretty south facing garden and rural views.



Council Tax Band: E



2 The Green is a very well presented three-bedroom detached bungalow, tucked away in a peaceful cul-de-sac on the edge of Brushford. Offering spacious, light-filled accommodation, a delightful south-facing garden, and rural views, this attractive home combines village tranquillity with everyday convenience.

A covered entrance leads into a welcoming hallway with a generous coat cupboard and a separate airing cupboard. The spacious sitting room has a wood-burning stove, patio doors opening onto the garden, and a separate dining area, making it ideal for both relaxing and entertaining. The well-appointed kitchen/breakfast room offers a range of fitted units and integrated appliances, including a double oven, hob with extractor fan and dishwasher, with space for a fridge/freezer. A door provides direct access to the rear garden. The principal bedroom benefits from fitted wardrobes and an en-suite shower room. Bedroom two includes a deep built-in cupboard, while bedroom three is a generous single room, equally suited as a home office or study. A fully tiled family shower room serves the additional bedrooms, and a useful utility room (formerly a WC) provides plumbing and space for a washing machine, together with a wash hand basin.

Outside, the property is approached via steps to the front entrance and a driveway leading to the detached single garage with light and power connected. The front garden is laid to lawn, while gated pathways on either side of the bungalow provide access to the rear. The south-facing rear garden is a particular

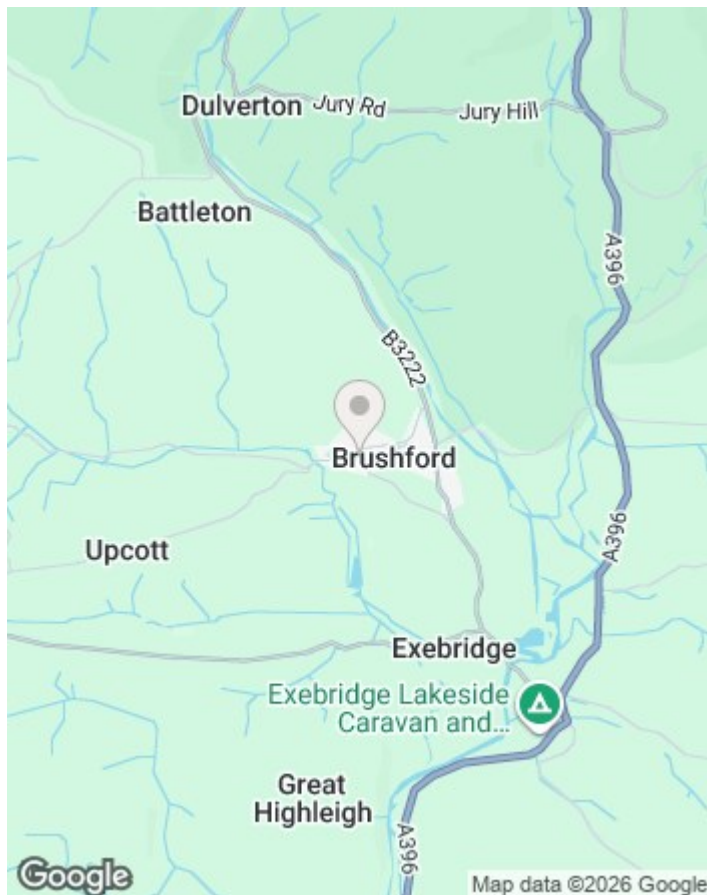
highlight, offering a generous lawn, low-maintenance gravel borders, and a raised paved terrace that enjoys lovely open rural views.

Brushford is a friendly and highly regarded country village set within the picturesque Barle Valley. Village amenities include a beautiful 15th-century church, a petrol station, village shop with café, and a thriving parish hall hosting a variety of community activities, including fitness classes, art, badminton, and yoga, all within a short walk.

Situated just beyond the southern boundary of Exmoor National Park, the property is only a short drive from the historic town of Dulverton. Dulverton can also be reached via a scenic riverside walk along the River Barle, while a regular bus service operates six days a week, providing convenient local connections.

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.
 Tenure: Freehold
 Council Tax: E
 Local Authority: Somerset West and Taunton Council



Directions

Leave Dulverton on the B3223 towards Tiverton and after just under 2 miles you will reach Brushford. Take the right turning before the garage, continue along and take the 4th turning on the right, then turn left into The Green, where the property will be seen on the left.

Viewings

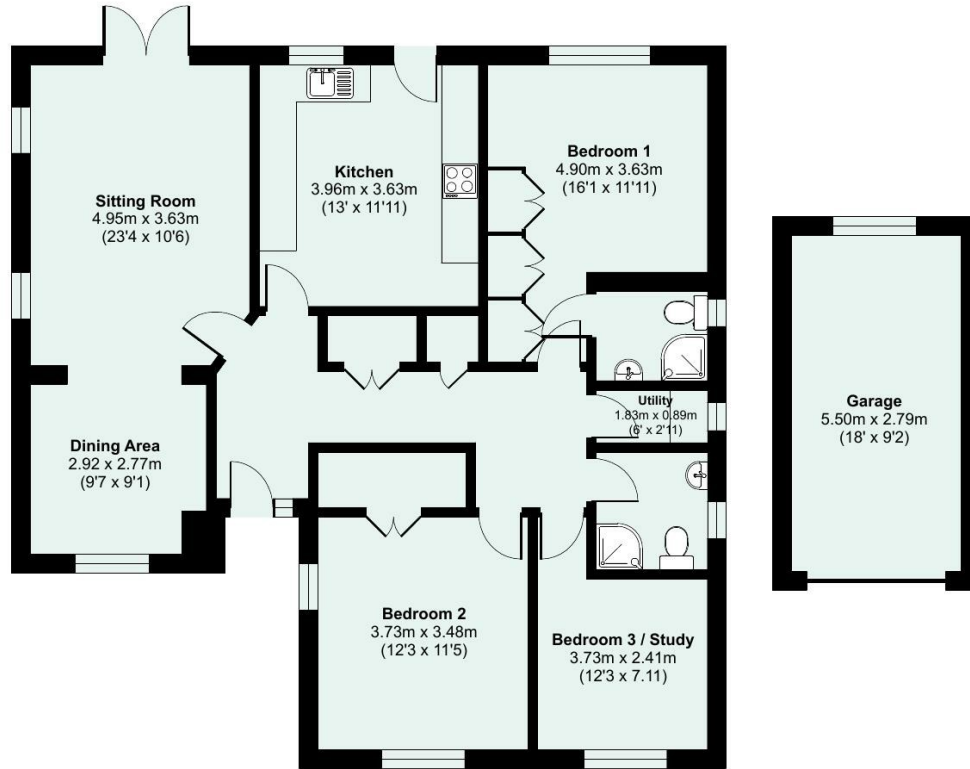
Viewings by arrangement only. Call 01398 332006 to make an appointment.

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		64	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 1163 sq ft / 108.1 sq m
Garage = 165 sq ft / 15.3 sq m
Total = 1328 sq ft / 123.4 sq m

For identification only - Not to scale



GROUND 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: 1484297



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