



NORTH TAWTON

O.I.E.O £250,000

4 Bedroom Period Home with Large Garden

 4 Bedrooms  2 Bathrooms  2 Reception Rooms  EPC Rating: D (62)

  
MILLER  
TOWN & COUNTRY



- » Spacious 4 Bed Cottage
- » Fantastic Period Features
- » Modern Fitted Kitchen
- » Approx. 250 ft Garden
- » Garage & Workshop
- » Town Centre Location
- » Would Benefit from Cosmetic Updates

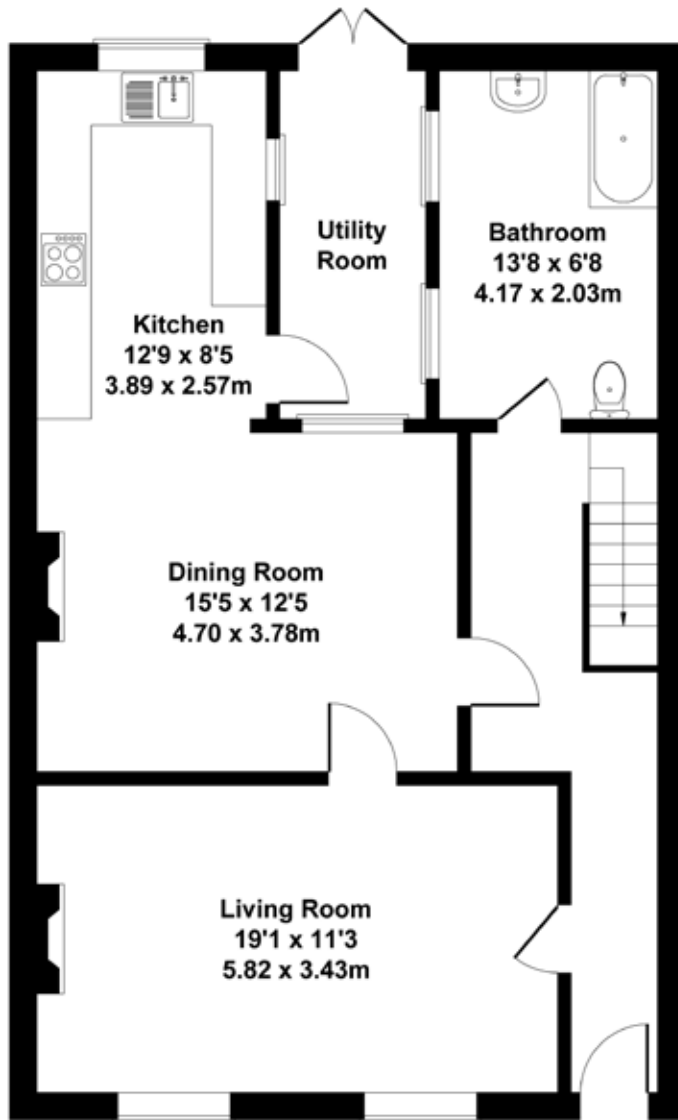
## The Property

This unlisted double fronted cottage is within steps of North Tawton town square but inside is in its own world. The front door opens into an entrance hall with a section of exposed cobbled floor, and from the hall there is access to the two large reception rooms both with period fireplaces, and then on to the fitted kitchen with modern units, gas range and extractor hood. Also on the ground floor is a bathroom, and there is an enclosed rear porch off the kitchen with utility connections. Upstairs are 3 double bedrooms and a single bedroom, along with a shower room. Throughout the cottage are large windows and plenty of ceiling height, giving a sense of light and space. To the rear is a modern garage and workshop.

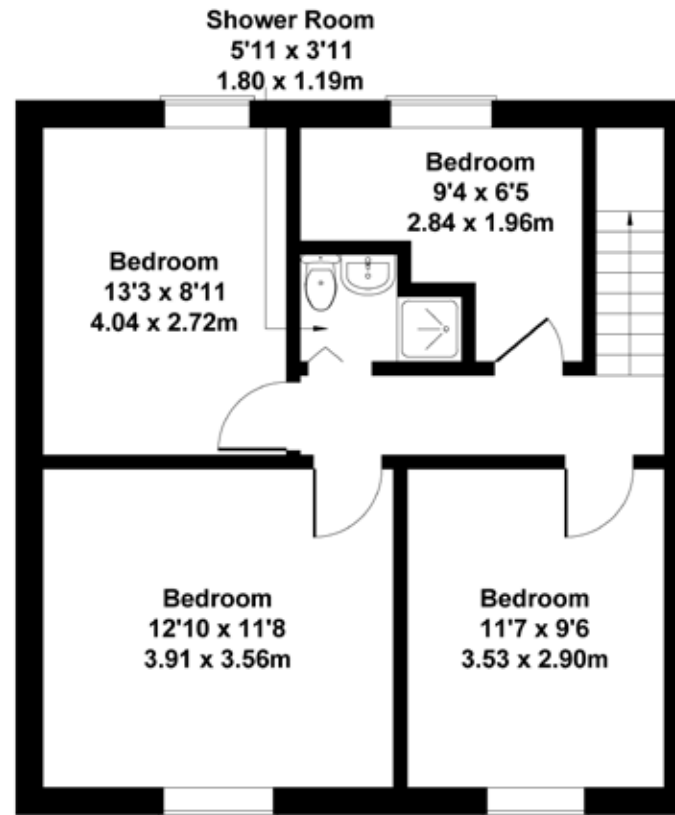
## Location

Situated in the heart of town the property offers easy access to local shops, pubs, cafes, pharmacy, doctors and primary school. The nearby towns of Okehampton and Crediton offer rail links to Exeter and onward to the main line to Paddington, along with a wider range of retail outlets and a variety of supermarkets as well as secondary schooling. Dartmoor National Park is only 10-15 minutes away as is the A30 corridor.

Approximate Gross Internal Area  
1401 sq ft - 130 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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## Ground Floor

Living Room 19'1" x 11'3"

Dining Room 15'5" x 12'5"

Kitchen 8'5" x 12'9"

Bathroom 6'8" x 13'8"

## First Floor

Bedroom 1 12'10" x 11'8"

Bedroom 2 9'6" x 11'7"

Bedroom 3 8'11" x 13'3"

Bedroom 4 6'5" x 9'4" (Max)

Shower Room 5'11" x 3'11"

## Outside

There is an approx. 250 ft long tiered garden to the rear, with lawned areas, a kennel and a wooded wildlife haven with apple trees and stream border. Adjacent to the garden is a modern 30 ft x 15 ft garage and workshop.

**Services:** Mains electricity, gas, drainage and water. Superfast broadband available according to Ofcom.

**Council Tax Band:** C

**Agents Note:** Neighbouring properties have rights of way across the rear of this property for garden access.



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**VIEWING:**

Strictly through the vendor's sole agents  
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**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
but their accuracy is not guaranteed nor do  
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