



NORTH TAWTON

OFFERS OVER **£290,000**

Spacious 4 Bed House in the Heart of Town

 4 Bedrooms

 2 Bathrooms

 1 Reception Room

 EPC Rating: C (71)





- » Impressive 4 Double Bedroom Home
- » Open Plan Kitchen / Diner / Living Room
- » High Ceilings and Large Windows
- » Attractively Decorated
- » Private Parking
- » Courtyard Garden
- » Steps from Local Amenities

A RESERVATION AGREEMENT IS AVAILABLE WITH THIS PROPERTY TO PROVIDE SECURITY ONCE YOUR OFFER HAS BEEN ACCEPTED. PLEASE ASK US FOR MORE INFORMATION.



The Property

This 4 bedroom home has been lovingly cared for by the current owners for nearly 12 years, and they have had the property fully double glazed and routinely updated and decorated during their time there. On the ground floor is an entrance hall leading to the open plan kitchen / diner / living room, with impressive ceiling height and plenty of light from the oversized windows and patio doors. These lead on to the rear courtyard garden, which has direct access to private parking spaces for two cars and a useful shed. Back in the entrance hall is a WC and the staircase leading upstairs.

On the first floor are two well proportioned double bedrooms, both with built-in wardrobes, and the family bathroom.

Up a further flight of stairs is the primary bedroom with en-suite shower room, and the 4th double bedroom, both of which are dual aspect and have a great deal of space.



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.

Ground Floor

Hall 6'5" x 8'10"

Living/Dining Room 11'8" (Max) x 24'10"

Kitchen 7'5" x 11'2"

WC 6'4" x 3'8"

First Floor

Bedroom 3 11'8" (Max) x 11'10"

Bedroom 4 10'0" x 12'7"

Bathroom 7'5" x 8'10"

Second Floor

Bedroom 1 14'7" (Max) x 19'10"

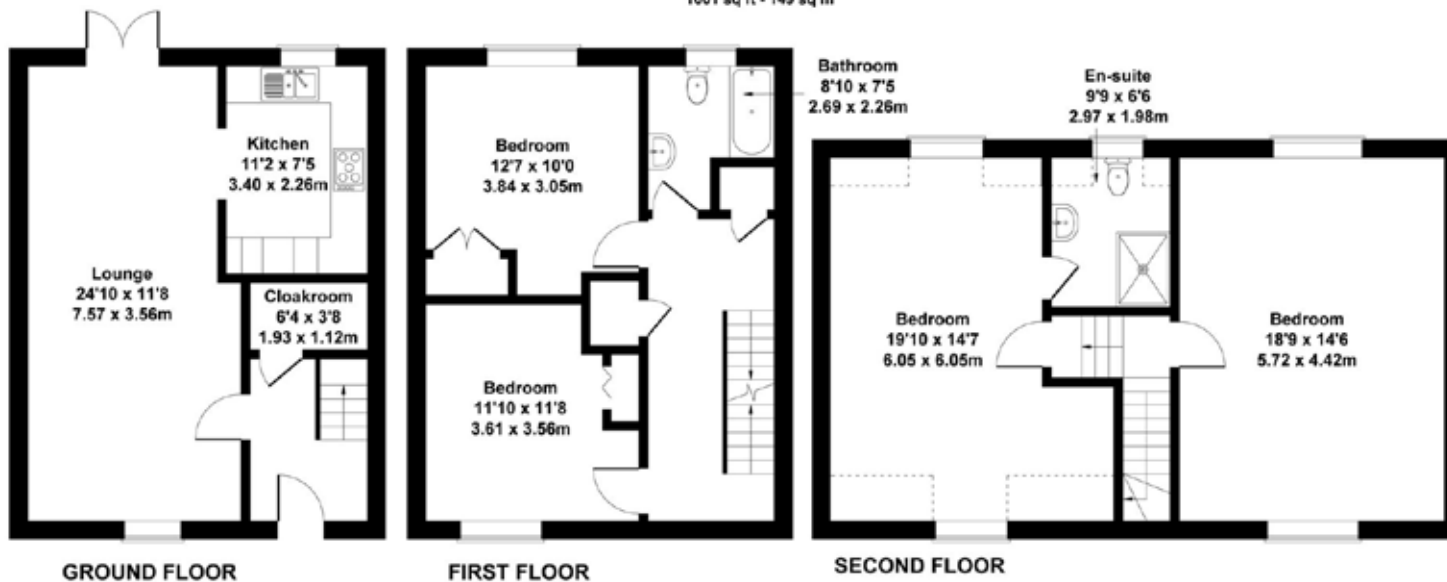
En-Suite 6'6" x 9'9"

Bedroom 2 14'6" x 18'9"

Outside

Enclosed front courtyard, enclosed rear courtyard garden, shed and parking for 2 cars.

Approximate Gross Internal Area
1601 sq ft - 149 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Services: Mains electricity, water, drainage and gas.

Council Tax Band: C

Agents Note: A £60 per year charge is payable to the town council for access to parking spaces.



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VIEWING:

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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
they form part of any contract.

