

23 North Street, North Tawton, Devon, EX20 2DE



Offers in the region of £189,995

Property Description

Howes Estates are proud to offer this beautifully presented, character filled three double bedroom period cottage with sunny aspect private rear garden, being perfectly positioned on the edge of town with shops, schools and amenities within easy walking distance.

Offered in excellent condition throughout, accommodation briefly comprises of a large lounge/dining room, a well presented kitchen, a utility room, bathroom, three double bedrooms, a first floor w.c and a private sunny aspect rear garden.

With NO ONWARD CHAIN & ALL MAINS SERVICES, this chocolate box period cottage is not going to be available for long and Howes Estates recommends your earliest internal inspection to avoid disappointment.

Local Area

The small, working town of North Tawton, is situated alongside the River Taw amidst rolling Devon countryside. Facilities include: a church, Post Office (with banking facilities for most banks), a good primary school and nursery, mini-market (open late daily), butchers, pet grooming shop, cafe, gift shop/haberdashery, four public houses, holistic care centre, pharmacy, dental and medical practices, veterinary surgery, hairdressers, public car park, excellent take-away pizza as well as an award winning fish and chip shop. The Town Hall is a venue for amateur dramatics, WI and exercise groups etc. For the sporty, there are rugby, football and cricket clubs, bowls, pilates, badminton and societies including scouts, guides, youth clubs.

Okehampton lies approximately 6 miles to the west, offering a more comprehensive range of facilities, supermarkets including Waitrose, independent shops and secondary education.

The road link is via the A3072 to Exeter via Crediton or the A30 dual carriageway which can be accessed at either Whiddon Down or at Okehampton, providing excellent road and rail communications. The town also has a very good bus service in operation.



Accommodation

A part glazed stable door opens to:

Lounge/Dining Room 5.04m x 4.60m (16'6" x 15'1")

With fitted carpet, large window allowing plenty of light, exposed ceiling timbers, stone inglenook with inset period style mains gas stove, radiator, ample double power sockets and tv & telephone points.

Kitchen 3.85m x 2.30m (12'7" x 7'6")

Having a range of modern cottage style base storage units & drawers, rolled edge work surfaces, decorative tiled surrounds, inset halogen hob with extractor hood over, built in electric oven, inset stainless steel sink/drainers with mixer tap, modern wood effect tiled floor, window with bench seat beneath, fitted shelves, ample double power sockets and stable door to garden.

Utility Room

With fitted work surface, space & plumbing for a washing machine and obscured glazed window.

Bathroom

Having a white suite comprising of a bath with mixer shower taps & glazed screen, low level w.c, pedestal wash hand basin, heated towel rail, extractor fan and obscured glass window.

First Floor Landing

With fitted carpet, window and exposed beams.

Bedroom One 4.13m x 4.12m (13'6" x 13'6")

Having a fitted carpet, radiator, window and ample double power sockets.

Bedroom Two 3.41m x 3.16m (11'2" x 10'4")

With fitted carpet, radiator, window, exposed beams and double power sockets.

Bedroom Three 3.39m x 3.07m (11'1" x 10'0")

With fitted carpet, radiator, window, exposed beams and double power sockets.

W.C

Having a low level w.c, pedestal wash hand basin, window and vinyl flooring.

Rear Garden

A stone path from the rear door leads to a paved patio area, leading onto a fully enclosed private tucked away garden with meandering stone paths with raised borders to the side. At the end of the garden is a handy timber framed storage shed.

Consumer Protection from Unfair Trading Regulation

As the sellers agents we are not surveyors or conveyancing experts & as such we cannot & do not comment on the condition of the property, any apparatus, equipment, fixtures and fittings, or services or issues relating to the title or other legal issues that may affect the property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. You are advised to check the availability of any property before travelling any distance to view.

Tenure

Freehold

Services

Mains Water

Mains Drainage

Mains Electricity

Mains Gas

Council Tax Band 'B'

Viewing

To make an appointment to view this property please contact Howes Estates on 01837 83393

Agents Note: Before arranging viewings, please be aware that the property is grade II listed and there is a slight flying freehold. For more info



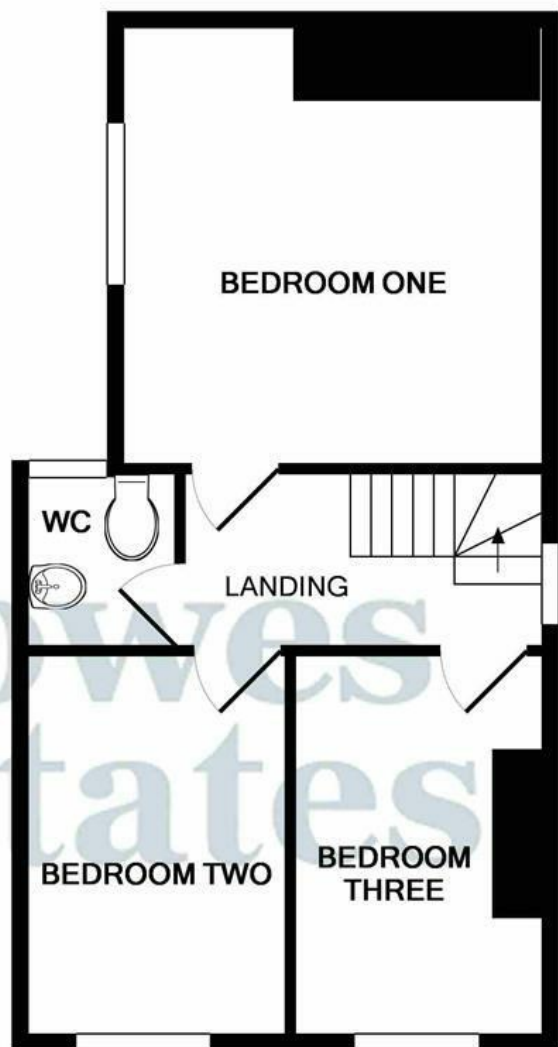
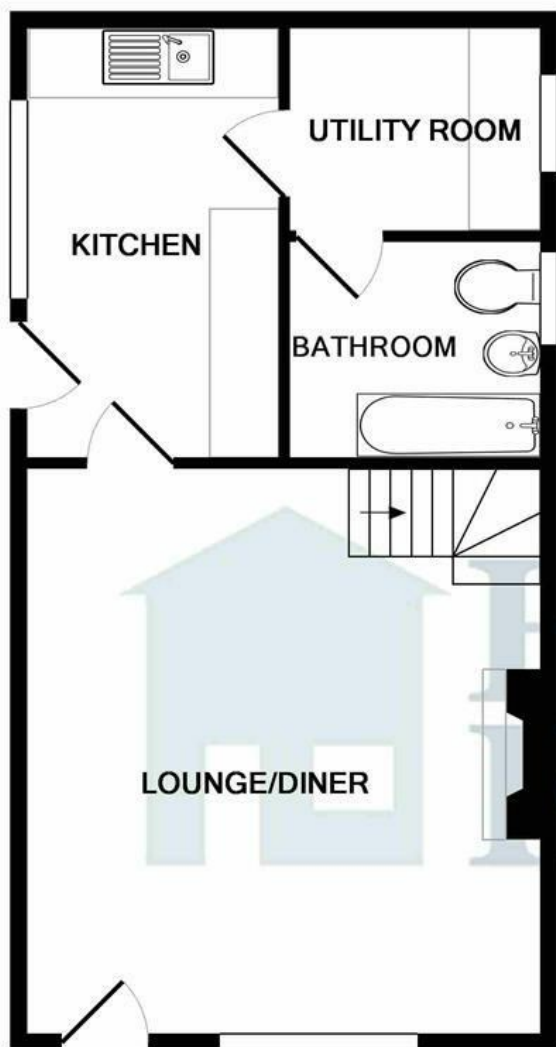
Directions

From the clock tower in the town travel down North street. The property can be found on the left.

Winkleigh: 01837 83393 / **Holsworthy:** 01409 253946 / **Okehampton:** 01837 55755

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Company Number: 7520398



GROUND FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(40.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 382 SQ.FT.
(35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 822 SQ.FT. (76.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	