



 mansbridgebalment

NORTH TAWTON

O.I.E.O £285,000



28 Cornfield Way, North Tawton, EX20 2FB

SITUATION AND DESCRIPTION

The property is situated in the upper corner of a popular residential development on the outskirts on North Tawton, with some good views of surrounding countryside and Dartmoor.

North Tawton is a small, popular town, which is situated in the middle of Devon in good farming country. There are a good range of local amenities including Post Office Stores, a Spar Store, the Parish Church and four Public Houses. The market town of Okehampton lies approximately 7 miles to the southwest.

Okehampton lies on the northern edge of Dartmoor National Park. It is approximately 30 miles from both the north and south Devon coasts. There are superb local beauty spots where one may enjoy walking, riding and fishing. The shopping area contains a bank and supermarkets, including Waitrose, as well as many interesting locally owned shops. Primary and secondary education is well catered for in local schools. The recreation ground and park contains, amongst other things, a covered heated swimming pool. Most sports are available including 18 hole golf course, squash courts, indoor rifle range and thriving rugby and soccer clubs.

A well-presented modern detached house constructed in 2016 and offers the prospective buyer a very low maintenance option, with a stone-faced exterior, PVCu double glazing, fascias, soffits and guttering. The accommodation briefly comprises of: entrance hall; cloakroom; kitchen/dining room, with integrated appliances and double doors to the rear garden. To the first floor is a landing; three bedrooms, with the main bedroom having an ensuite shower room; and a family bathroom.

To the outside is a garage, with power and lighting connected, with driveway to front. The rear garden is an excellent size, particularly for a modern day house, with a large area of enclosed lawn and some excellent views of surrounding countryside and Dartmoor to be enjoyed. The seller has just constructed a purpose-built store to the rear of the garage, which is an excellent addition.

We are delighted to be appointed as sole agents for the sale of this property and viewing is highly recommended.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves. The accommodation, together with approximate room sizes, is as follows:

Part glazed entrance door under canopy and security light to:

HALLWAY

5' 0" x 6' 7" (1.54m x 2.01m)

Stairs to first floor landing; modern electric fuse box; mains smoke alarm; doors to:

CLOAKROOM

Low level w.c.; pedestal wash hand basin; part tiled walls; extractor fan; radiator; vinyl flooring;

SITTING ROOM

16' 2" x 11' 0" (4.93m x 3.36m)

A dual aspect room with two windows to side and further window to front; two radiators; fireplace with inset electric fire.





KITCHEN/DINING ROOM

16' 2" x 9' 5" (4.93m x 2.88m)

A dual aspect room with windows to front and side; double doors to side offering access and pleasant aspect to rear garden; matching wall and floor kitchen units; roll top work surfaces. one and a half bowl stainless steel sink and drainer; integral dishwasher; integral fridge and freezer; integral electric oven and gas hob, with extractor hood over; radiator; vinyl floor; space for dining table and chairs; spotlight lighting.

FIRST FLOOR

LANDING

Radiator; mains smoke alarm; hatch to loft space; doors to:

BEDROOM ONE

16' 1" x 11' 0" (4.91m (max) x 3.36m)

A dual aspect room with windows to front and side, with countryside and Dartmoor views; radiator; door to:

EN-SUITE

Low level w.c; pedestal wash hand basin; large shower cubicle with mains shower; part tiled walls; shaver socket; heated towel rail; vinyl flooring; extractor fan.

BEDROOM THREE

9' 5" x 7' 6" (2.88m x 2.31m)

Window to side; radiator.

BEDROOM TWO

9' 5" x 8' 3" (2.88m x 2.52m)

A dual aspect room with windows to front and side; radiator; T.V. and telephone point; views to surrounding countryside and garden.

BATHROOM

Low level w.c; pedestal wash hand basin; panelled bath with mixer tap and shower attachment; part tiled walls; vinyl floor; shaver socket; heated towel rail; spotlight lighting.

GARAGE

17' 1" x 8' 11" (5.23m x 2.74m)

Up-and-over door; power and light connected. Driveway to the front of the garage for off road parking for one vehicle.

GARDEN

A large lawned rear garden with excellent views of the surrounding countryside and Dartmoor. Enclosed by well-maintained fencing with pleasant patio seating area; courtesy lighting and a newly-constructed store (2.41m x 1.82m); gated pathway and steps leading to the front of the house.

SERVICES

Mains water, mains electricity, mains drainage, mains gas central heating.

OUTGOINGS

We understand this property is in band ' C ' for Council Tax purposes,

VIEWINGS

Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371.





DIRECTIONS

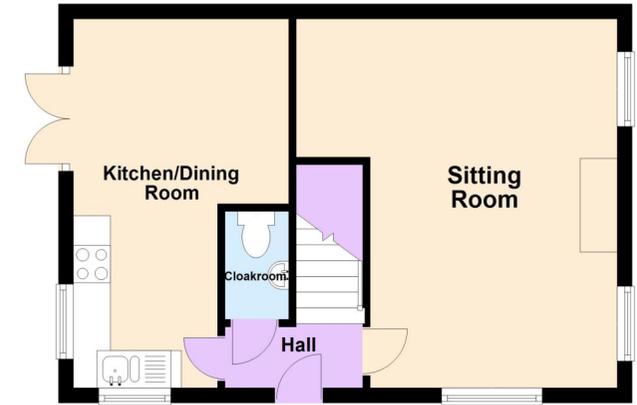
For SAT NAV use, please use the property postcode EX20 2FB.

As you approach the town of North Tawton from De Bathe Cross, take the turning left in to Cottles View, and then take the next right in to Cornfield Way. Continue to the end of the cul-de-sac, whereupon the property will be found on the right hand side, identified by a Mansbridge Balment for sale board.

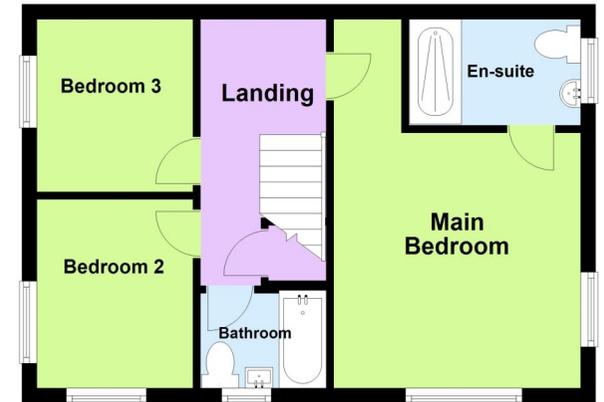
EPC Rating 83 Band B

O1331

Ground Floor



First Floor



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UNIT 17 CHARTER PLACE · RED LION YARD
 OKEHAMPTON · DEVON · EX20 1HN
 Tel: 01837 52371
 E: okehampton@mansbridgebalment.co.uk



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