



Dartmoor House

Dartmoor House, 7 Bouchers Hill, North Tawton, Devon, EX20 2DG



Town Centre 0.2 Miles. Exeter 20 Miles,
Okehampton 7 Miles.

A delightful four bedroom, two
reception room family home with
gardens, parking and Dartmoor
views.

- Two Reception Rooms
- Kitchen/Breakfast and Utility Room
- Bathroom and Shower Room
- Two Room Basement
- Four Bedrooms
- Gardens and Parking
- Dartmoor Views
- EPC Band C
- Council Tax Band D
- Freehold

Guide Price £400,000

SITUATION

The property sits with an enviable elevated position, towards the edge of the small market town of North Tawton. The town offers a comprehensive range of amenities which include supermarket, various local shops, post office, public houses, primary school, dentists, doctors and veterinary surgeries. The town is situated amidst rolling Devonshire countryside, lying with easy driving distance of the A30 and within commuting distance of Exeter. The large town of Okehampton offers a more comprehensive range of facilities having three supermarkets (including a Waitrose) and a good range of locally and nationally owned shops and businesses. There is schooling facilities to sixth form level and state of the art leisure centre in the attractive setting of Simmons Park. The Dartmoor National Park is easily accessible with its hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoors pursuits. The Cathedral and University of Exeter has an excellent shopping centre, together with M5 motorway, main line rail and international air connections. This particular part of Devon is well known for its unspoilt countryside and scope for sporting and leisure facilities. In addition, the north and south coasts of Devon with attractive beaches and delightful coastal scenery are within easy driving distance.

DESCRIPTION

A well presented four bedroom, two reception room, double fronted period home, located in an enviable elevated position, towards the edge of North Tawton. The property comes to the market for the first time in many years and retains some lovely period features which include picture rails, high ceilings, fireplaces to the reception rooms and bay windows to the front elevation. From the front elevation there are some superb views over the town to the hills of Dartmoor. Further benefits include a two room basement with it's own independent access, suitable for a variety of different uses. There is off road parking and well maintained gardens to both front and rear.

ACCOMMODATION

Via glazed ENTRANCE PORCH and door to ENTRANCE HALL: Staircase rising to the first floor, under stairs cupboard and doors to, SITTING ROOM: Large bay window to front elevation, picture rail and ceiling rose. Fireplace with multi fuel stove. DINING ROOM: Bay window to front elevation, picture rail, fireplace and mantle with open fire. KITCHEN/BREAKFAST ROOM: Range of wall and base cupboards and drawers with work surfaces over and inset sink and drainer. Integral electric oven with gas hob above and extractor over. Gas fired Rayburn providing cooking facilities and hot water. Fitted breakfast bar, understairs cupboard and door to basement, Window to rear, door to REAR HALL: Window to side aspect, tiled floor, door to garden. UTILITY ROOM: Wall mounted gas boiler, plumbing and space for washing machine and white goods. Tiled floor. Window to rear. SHOWER ROOM: Pedestal wash basin. WC, shower cubicle with mains fitted shower, roof light, tiled floor.

BASEMENT (with internal steps down from kitchen or via external door). ROOM 1: Currently used for storage with door and steps up to rear courtyard, Opening to ROOM 2: A spacious room with two narrow windows to the front elevation, currently used as a gym/games room.

FIRST FLOOR LANDING: Dado rail and panelling to half wall, access to roof space, doors to, BEDROOM 1: Ornate cast iron

fireplace, picture rail, bay window to front elevation with Dartmoor views. BEDROOM 2: Bay window to front elevation with delightful views. Picture rail. BEDROOM 3: Picture rail, window to front with Dartmoor views. BEDROOM 4. Picture rail. Windows to rear. BATHROOM: Timber panelled bath with electric shower over and screen door. pedestal wash basin, WC, window to rear.

OUTSIDE

The front garden opens to a set of steps leading to the front entrance door set above you. This is flanked by areas of lawn, with well tended flower and shrub borders. Adjoining the rear is a small paved area with external tap and separate entrance door via some external steps to the basement. Across the lane to the rear is a gravelled parking area for approximately two vehicles with flower and shrub beds above. Steps lead to an enclosed garden, primarily laid to lawn with well established flower and shrub beds/borders and mature silver birch tree.

SERVICES

Mains electricity, drainage and metered water. Gas fired central heating and hot water via gas boiler and additional gas fired Rayburn providing hot water and cooking facilities. Broadband Coverage: Superfast in area up to 52 Mbps (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services. Mobile Coverage: Good outdoor by all providers (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

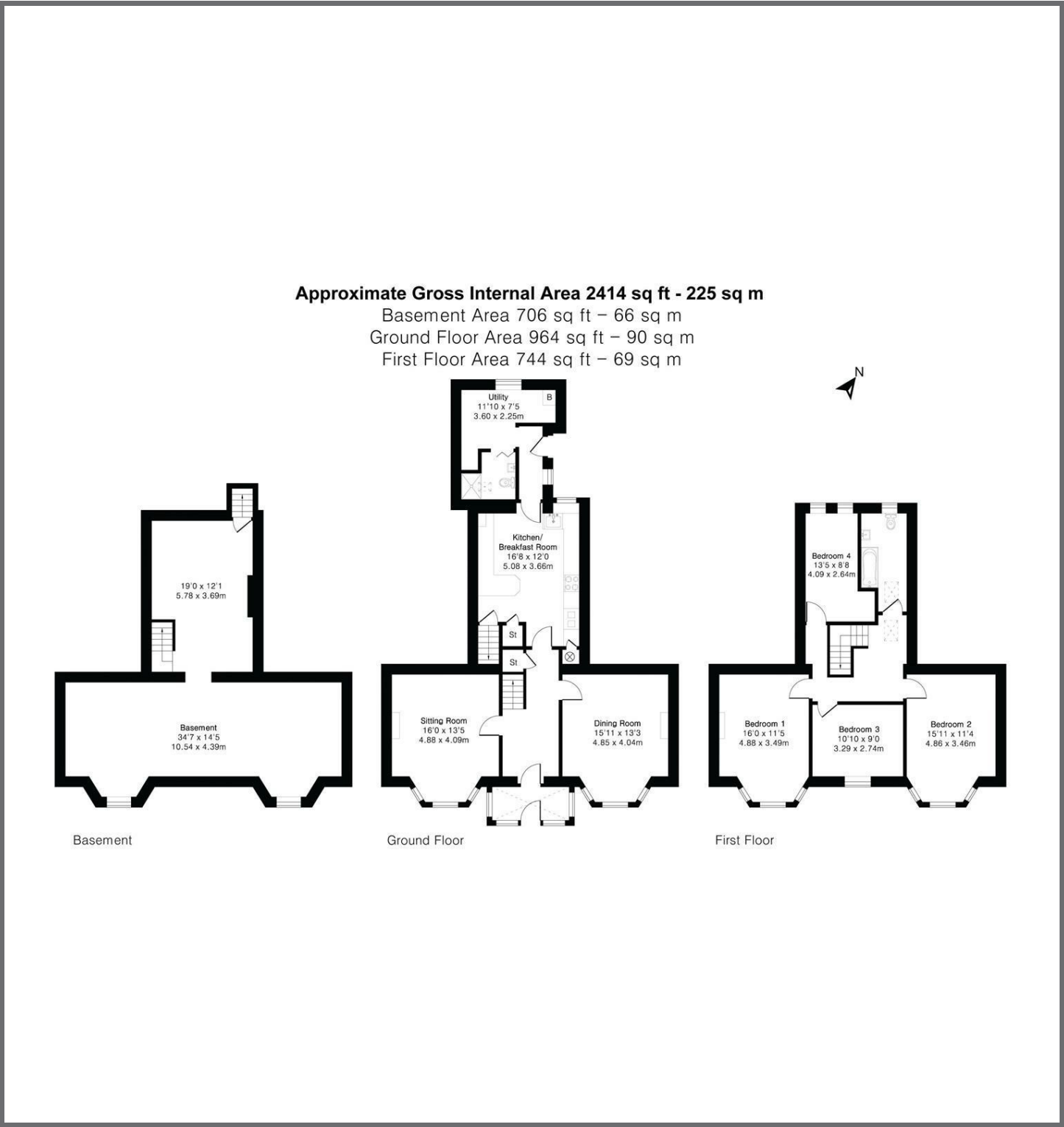
DIRECTIONS

For SAT NAV purposes, the postcode is EX20 2DG. what3words aged.lasted.riverboat

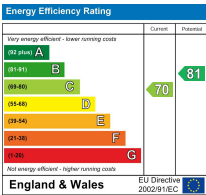
AGENTS NOTE

Opposite the house to the front, are two additional garden/additional parking areas which may be available to purchase separately or rent. Please speak to the agents for further details.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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