



1 Taw Vale Avenue, North Tawton, Devon, EX20 2AZ

DESCRIPTION

A pleasantly situated detached bungalow, located just half a mile or so from the town square and a range of amenities. The property provides generous and versatile accommodation, that is well presented, however would benefit some modernisation and in brief comprises: Entrance hall : Lounge dining room : Two bedrooms : Lean to Sun lounge : Kitchen : Bedroom three / Utility Room : En Suite wet room. The property currently operates as a two bedroom bungalow and we understand that it was originally used as three, therefore it would be a very straight forward alteration to return it to three again. There is off road parking to the front leading up to the garage and gardens surrounding the bungalow with views over the rugby ground and countryside beyond.



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ENTRANCE PORCH

LOUNGE DINING ROOM

22' 10" x 12' 8" (6.95m x 3.86m) max

LEAN TO SUN LOUNGE

12' 7" x 7' 9" (3.83m x 2.36m)

A most pleasant area to sit out and enjoy the outlook.

KITCHEN

10' 7" x 8' 8" (3.22m x 2.64m)

BEDROOM THREE / UTILITY ROOM

11' 0" x 9' 10" (3.35m x 2.99m)

A very useful room, offering a variety of uses from a bedroom to Study or even a generous utility room with an en suite wet room.

EN SUITE WET ROOM

INNER HALL

Linen cupboard.

BEDROOM ONE

13' 4" x 11' 8" (4.06m x 3.55m) max

BEDROOM TWO

9' 2" x 8' 5" (2.79m x 2.56m)

BATHROOM

OUTSIDE

To the front of the property is a drive providing off road parking, leading up to the garage. There is a paved and lawned area of garden and access on both sides, leading to the rear. To one side is a generous lawned area of garden and to the other a paved area. The rear garden is predominantly paved with well stocked borders and raised fruit beds. The gardens also enjoy a pleasant outlook over the neighbouring rugby ground and countryside beyond.



The information provided about this property does not constitute or form part of an offer or contract. Nor may it be regarded as representations. All parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and where the property has been modified seek planning/building regulation consents. All dimensions are approximate along with floor plans and are provided for guidance purposes only and therefore their accuracy and scale cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Energy Performance Certificate		HM Government	
1, Tew Vale Avenue, NORTH TAWTON, EX20 3AE		Reference number:	7500-1085-0210-0080-0074
Insulating walls assessed: Structural Insulation		Type of assessment:	Whole building (dwelling)
Date of certificate: 30 July 2019		Total floor area:	73 m ²
Meter type: Electricity kWh			
Estimated energy demand of dwelling (over 3 years):		£ 1,563	
Cover 3 years you could save:		£ 221	
Estimated energy costs of this dwelling			
Category	Current costs	Potential costs	Potential future savings
Lighting	£ 174 cover 3 years	£ 123 cover 3 years	£ 51
Heating	£ 3,102 cover 3 years	£ 2,900 cover 3 years	£ 202
Hot Water	£ 2,914 cover 3 years	£ 2,643 cover 3 years	£ 271
Totals	£ 6,190	£ 5,666	£ 524
These figures show how much the average household would spend by this property for heating, lighting and hot water over the next 3 years. The energy performance of this property has been assessed using the SAP calculation and standardised assumptions. The SAP calculation is based on the SAP 10.0 methodology and standardised assumptions. The SAP calculation is based on the SAP 10.0 methodology and standardised assumptions. The SAP calculation is based on the SAP 10.0 methodology and standardised assumptions.			
Energy Performance Certificate			
Category	Current	Potential	Notes
Lighting	C	B	Low energy lighting can reduce energy consumption and costs.
Heating	D	C	Improving heating efficiency can reduce energy consumption and costs.
Hot Water	D	C	Improving hot water efficiency can reduce energy consumption and costs.
Totals	D	C	
Top actions you can take to save money and make your home more efficient			
Recommendation	Estimated cost	After 3 years	
1. Low energy lighting for all fixed outlets	<£500	<£200	
2. Solar thermal heating for hot water outlets	<£2,000	<£200	
3. Solar water heating for hot water outlets	<£2,000	<£200	
4. Solar panels for electricity	<£10,000	<£10,000	

