



Connells

Higher Lowton
Bondleigh North Tawton

Higher Lowton
Bondleigh North Tawton EX20 2AL

for sale guide price
£325,000



Property Description

GUIDE PRICE £325,000-£350,000. NO CHAIN.

This stunning 3-bedroom mid-terraced barn conversion in High Lowton beautifully combines modern living with rustic charm. The spacious open-plan layout boasts high ceilings and a stylish mezzanine floor, creating an airy and inviting atmosphere. The well-appointed kitchen features contemporary appliances and ample storage, perfect for culinary enthusiasts. The master bedroom offers a private ensuite, while two additional bedrooms provide versatile options for guests, a home office, or family needs. Step outside to discover a large garden that invites relaxation and outdoor entertaining, all framed by picturesque scenic views. With the added convenience of private parking, this exceptional property is a must-see for anyone seeking a unique and welcoming home in a tranquil setting.

Kitchen/ Diner/ Living Room

21' 9" x 17' 4" (6.63m x 5.28m)

Two double glazed front aspect windows, external electric blinds, breakfast bar, built-in dish washer, fridge freezer and washing machine, wall and base units, granite work surfaces, space for electric oven, electric hob with extractor over, under floor heating.

Bedroom 2

9' 7" x 9' 7" (2.92m x 2.92m)

Double glazed rear aspect door, built-in wardrobes, under floor heating.

Bedroom 3

9' 5" x 7' 2" (2.87m x 2.18m)

Double glazed rear aspect window, built-in wardrobes, under floor heating.

Bathroom

Bath, mains shower, low level toilet, wash hand basin, extractor fan, under floor heating.

Mezzanine Floor Landing

Boiler cupboard.

Bedroom 1

14' 8" x 8' 6" (4.47m x 2.59m)

Double glazed rear aspect window, built-in wardrobes, wall mounted radiator.

En-Suite

Double glazed obscured rear aspect window, mains shower, low level toilet, wash hand basin, extractor fan, heated towel rail.

Outside

Private car park with two allocated spaces. South facing garden with open views, patio, outside power, lawn, side access.

Agents Notes

The property is still under NHBC Warranty.

There is an easement on the title, please enquire with the branch.

Water to the property is sourced by means of a bore hole.

Waste from the property is served by sewage treatment plant. Please contact the branch for more details.

A monthly fee of £60 covers bore hole supply, car park maintenance and use of water treatment plant.

There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
 EXETER EX1 1DZ

EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317155



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EXR317155 - 0003