



31 Exeter Street, North Tawton

Guide Price **£240,000**

HELMORES
SINCE 1699

31 Exeter Street

North Tawton, EX20 2HB

- Deceptively spacious 3 bedroom house
- Large enclosed garden to rear
- Period features
- Excellent room sizes
- uPVC double glazing throughout
- Gas central heating
- Convenient town location
- 2 bathrooms
- 2 reception rooms

Located in a central position in the small Devon town of North Tawton, this surprisingly large cottage offers excellent accommodation over 2 floors. The road frontage of this property really doesn't do this house justice, it's a hidden gem in a lovely small town setting and must be viewed to be appreciated.



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Downstairs there is a light a very attractive kitchen with bespoke pine units with plenty of storage, gas 4 hob cooker and large American fridge/freezer with a door to and views of the garden. The spacious lounge with large bay window is only one of the reception rooms, with a 2nd lounge to the front which could also be used as a further bedroom or office/snug. An added bonus on this floor is a further bedroom, currently used as a dining room with ensuite shower room attached down a couple of steps. Upstairs there are 2 large double bedrooms, both with Victorian feature fireplaces and high ceilings and views to the church, and a bathroom which is large and has scope for improvement. There are character features throughout with original doors and decorative ceiling coving, the house has uPVC double glazing throughout and gas central heating with a modern Worcester boiler.

Outside there is fully enclosed garden with patio and decking area and the rest laid to lawn with shrubs and beds. There is a large and useful garden shed.

Agents Note: There is a flying freehold to the front 1st floor of this property to be aware of.



Please see the floorplan for room sizes.

Current Council Tax: Band B – West Devon BC 2023/24 – £1905.35

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Fibre Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

NORTH TAWTON is a small town, built alongside the banks of 'The River Taw'. Settlements in and around the 'Taw Valley' experience a haven-like quality, between the often steep-edged hillsides – a contrast to other areas of more open farmland. The town has a selection of shops, a primary school, The Fountain and The White Hart pubs and an undeniably pretty square. For more choice, by way of facilities the larger town of Okehampton is only 5 miles up the road – where access to the A30 dual carriageway (a link to the City of Exeter) can also be found. North Tawton, as with many Devon towns has a prime medieval church, with a west spire adorned with oak shingles. The town is also known for its superb creamery. The Taw Valley Creamery (est 1974) produces award -winning cheeses, revered locally and nationally.

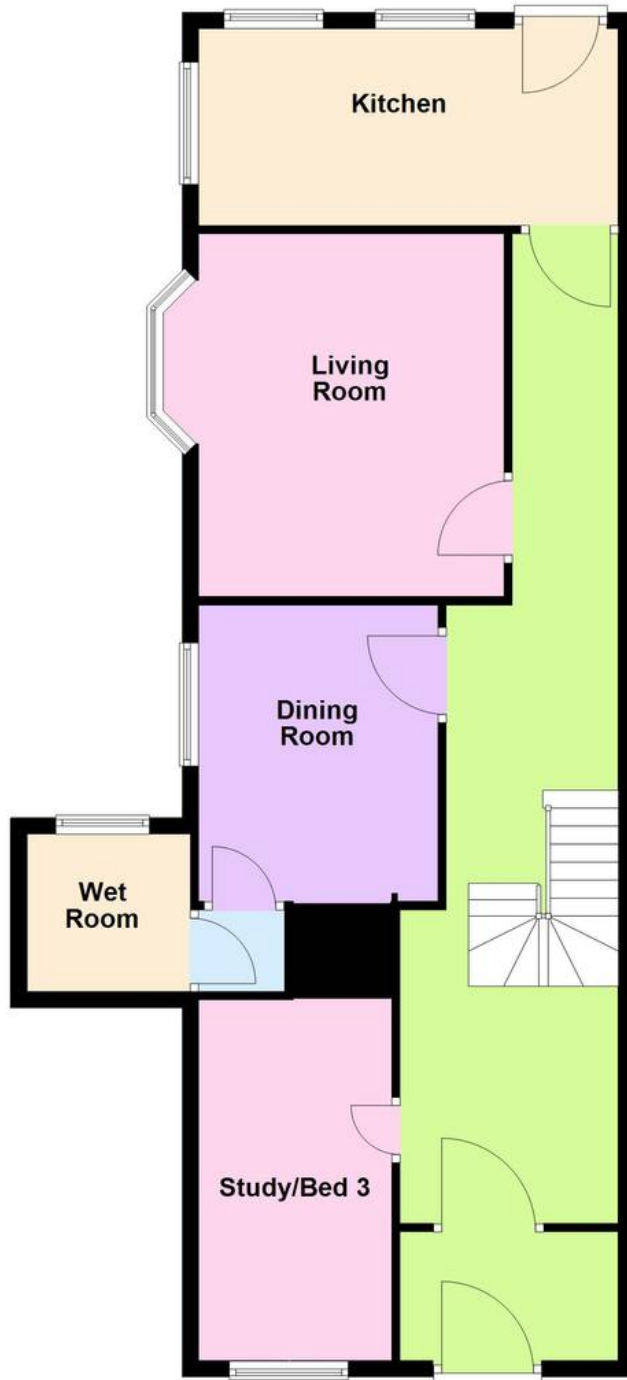
DIRECTIONS

From the centre of North Tawton, turn into Exeter Street and carry on this road. After approximately 200m, number 31 will be found on the left, just before the primary school.

What3Words: ///weaved.choppers.critic



Ground Floor



First Floor





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