



4 Barkers Way, North Tawton, EX20 2TP

Guide Price **£225,000**

4 Barkers Way

North Tawton

- Mid Terrace home
- Set in a small town with facilities
- Garage & parking space
- Enclosed garden
- Gas central heating
- Close to great walks and open countryside
- Local bus service

North Tawton is a small town set in the heart of the mid Devon countryside with a lively community and close to Dartmoor National Park. This property is a mid-terrace home with everything included.... a garden, garage, parking & gas central heating. It will make a great home and a super opportunity to get on the property ladder.

The kitchen has a mixture of units with space for a washing machine, dishwasher and fridge freezer. There is a 4 ring gas hob and electric double oven. An archway leads through to the lounge/diner with patio doors leading out to the garden. The hall has a good storage space under the stairs.





Upstairs there is a double bedroom to the front and a larger bedroom to the rear overlooking the garden. The 3rd bedroom is a small single which could be utilised as an office or nursery. The bathroom has a white suite bath with electric shower over, WC and sink. There is double glazing throughout and gas central heating.

Outside the garden to the rear is well enclosed and has a back gate leading to the garage under a coach house with a parking space in front. Further parking can be found on street if required.

Please see the floorplan for room sizes.

Current Council Tax: Band B - West Devon 2024/25 - £1905.35

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

Broadband within this postcode: Ultrafast 900mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.



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, two dentists, a doctors' surgery, primary school, The Fountain, The White Hart and Copper Key pubs and an undeniably pretty square. The town also boasts a large park with play areas and pump track. 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.

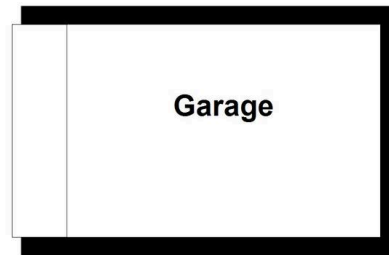
DIRECTIONS : From North Tawton town centre take Fore Street down the hill and Barkers Way can be found to your left and number can be found on the right marked by a Helmores board.

What3Words: ///willing.refrained.expectant



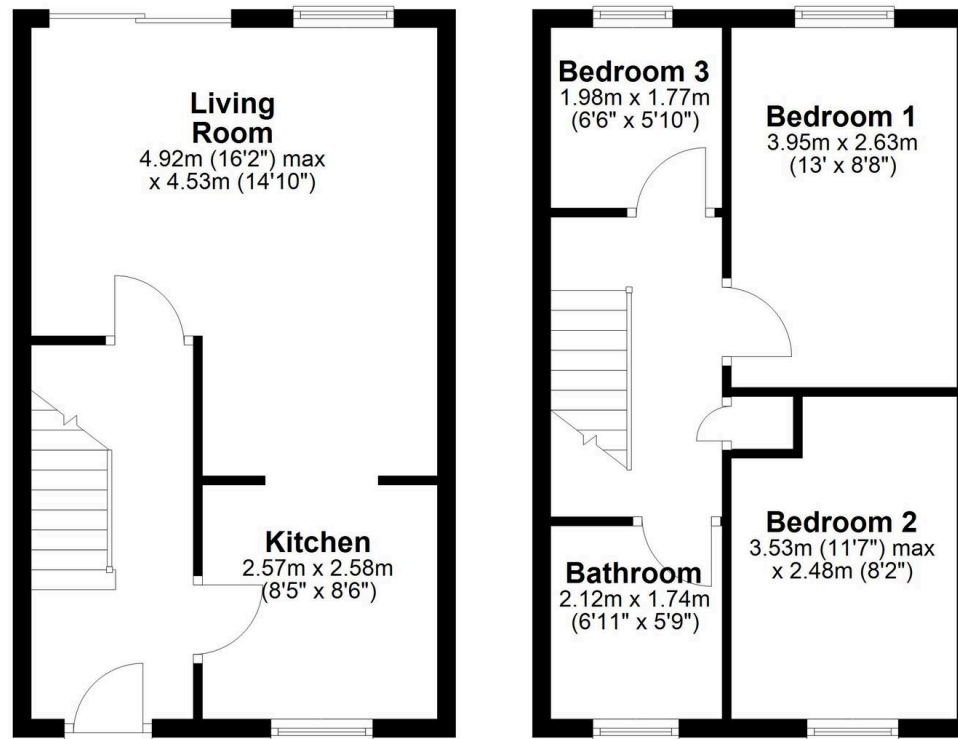
Ground Floor

Approx. 42.9 sq. metres (462.2 sq. feet)



First Floor

Approx. 33.9 sq. metres (365.1 sq. feet)



Total area: approx. 76.9 sq. metres (827.3 sq. feet)



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.