



Newland Bungalow, North Tawton

Offers Over £400,000

Newland Bungalow

North Tawton, EX20 2BB

- Detached Bungalow
- Large level plot of over 2 acres
- 3 bedrooms
- Living room and garden/dining room
- Modern kitchen
- Poly tunnels and outbuildings
- Ample parking

Set in the heart of Devon, between Crediton and Okehampton, is this wonderful plot of land. Just a mile or so outside of North Tawton with its amenities which include shops and cafes, pharmacy, pub, primary school to name but few, plus good road links in both directions, it's well situated without being isolated. Often, places with land come with the big price tag but here is a fantastic opportunity to enjoy the lifestyle without blowing the budget.

The property is a timber framed bungalow with a slate roof and a modern extension to the end. It's on mains water, mains gas and of course electric and has a recently installed private treatment plant for the waste. The accommodation offers 3 bedrooms (all overlooking the land) all served by a shower room to one end. There's a modern kitchen with some built in appliances and the living room (with an open fire) opens into the recently added garden room (with a solid roof) which is currently used as a dining room but would suit a range of uses.





The outside is what sets this place apart. Access is gained over a private road and into a gated entrance. It's worth noting that the access, parking and in fact the whole plot, is on the level. Once inside, there's plenty of room for parking, ideal for those with additional equipment like trailers etc. There's a large block-built store which could be used as a workshop or stables etc and a couple of good-sized poly tunnels. The remainder of the ground is somewhat a blank canvass, partly cultivated for growing produce but would suit a range of buyers with interests in horticulture or indeed those looking to keep some animals!

Please see the floorplan for room sizes.

Current Council Tax: Band B – West Devon

Approx Age: 1960's

Construction Notes: Timber frame under slate roof

Utilities: Mains electric, water, telephone & broadband

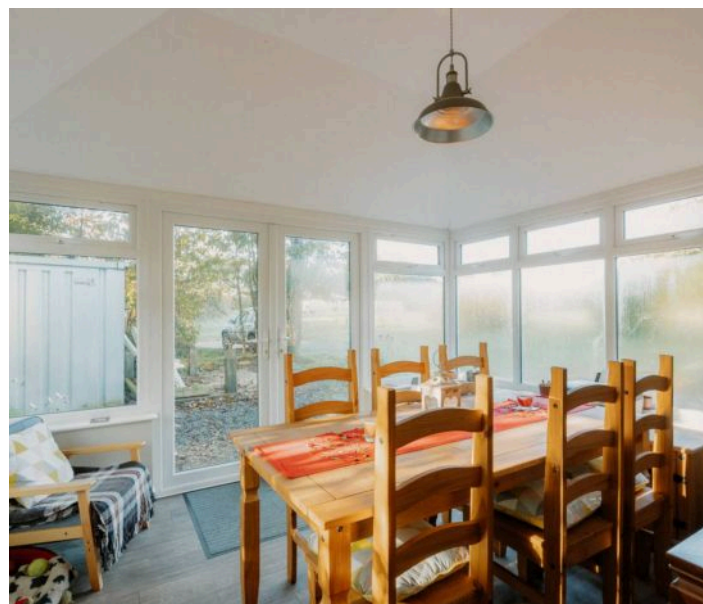
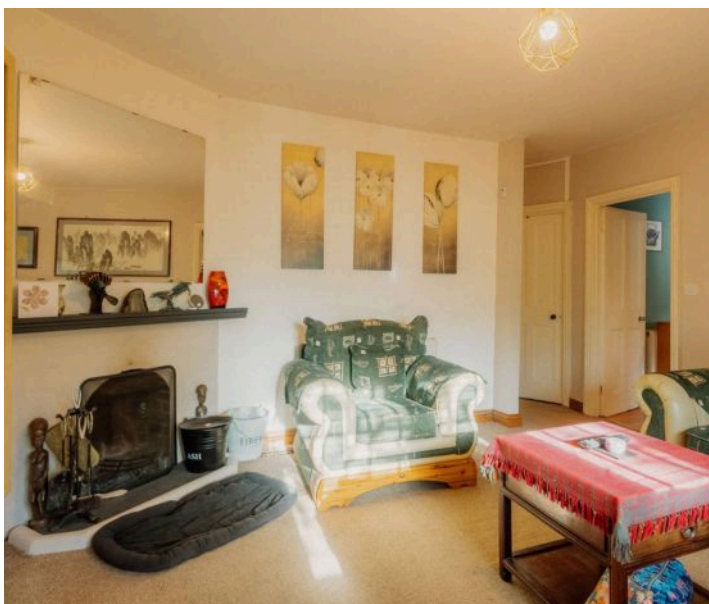
Drainage: Private Drainage (Modern treatment plant)

Heating: Mains gas fired central heating

Listed: No

Conservation Area: No

Tenure: Freehold



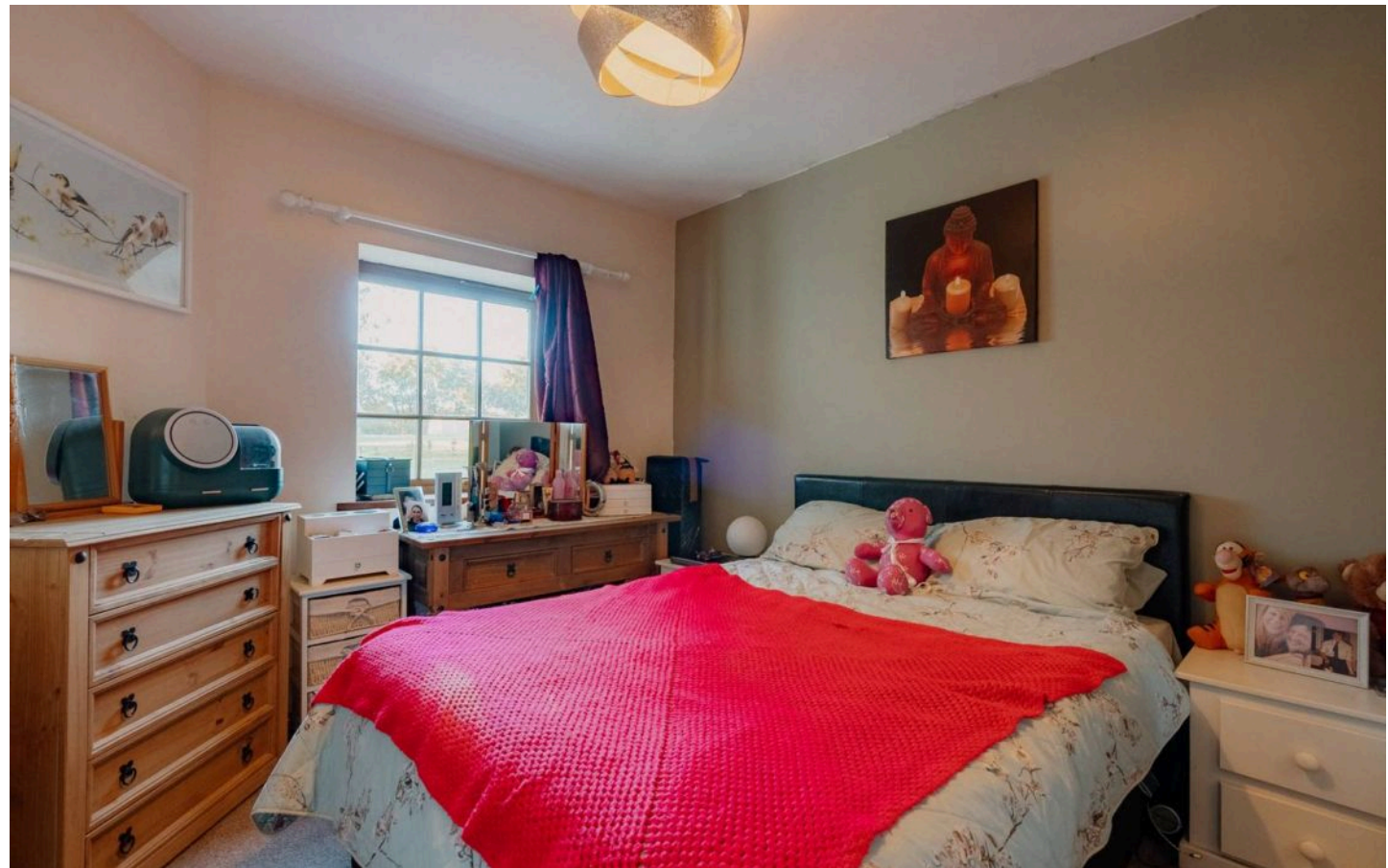
NORTH TAWTON is a small town, built alongside the banks of 'The River Taw'. Settlements in and around the 'Taw Valley' experience a haven-like quality, between the often steep-edged hillsides – a contrast to other areas of more open farmland. The town has a selection of shops, a primary school, The Fountain 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

For sat-nav use EX20 2BB and the What3Words address is [///grins.interval.grid](https://www.what3words.com/interval.grid)

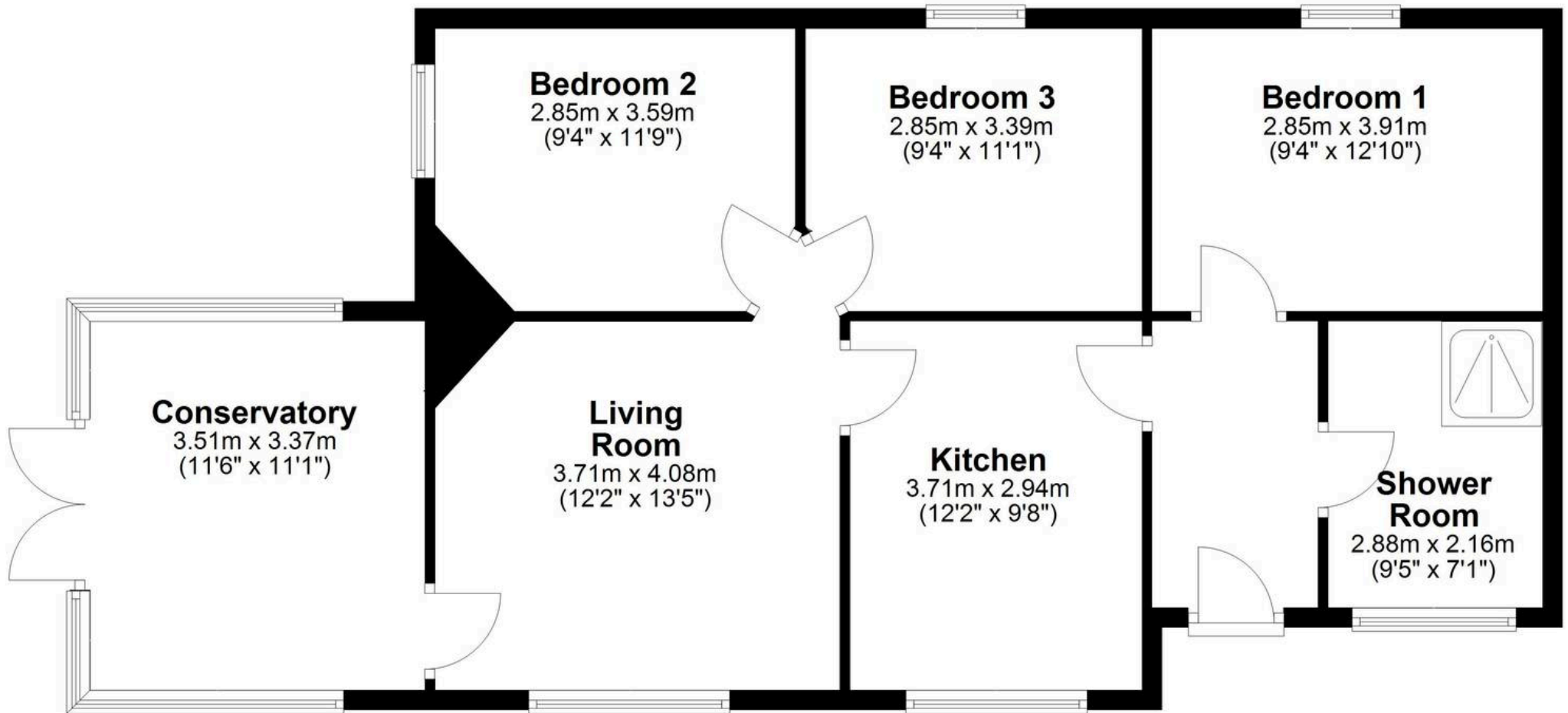
but if you want the traditional directions, please read on.

From Crediton, head out on the A377 towards Copplestone. Once in the village, go through the traffic lights and bear left up the hill towards Bow on the A3072. Go through Bow, staying on the same road and pass De Bathe Cross (don't turn off the North Tawton). Pass Newland Mill on your left, over the bridge and take the next right as signed to Torrington and Sampford Courtenay. Immediately turn left into an unmarked lane and the property will be on your right.



Ground Floor

Approx. 83.0 sq. metres (893.9 sq. feet)



Total area: approx. 83.0 sq. metres (893.9 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.