



HELMORES

7 Gowmans Terrace, North Tawton, EX20 2DY

Guide Price **£134,950**

7 Gowmans Terrace

North Tawton, EX20 2DY

- 1 bedroom bungalow
- Close to shops and transport
- Garden front and back
- Loft storage room
- Modern kitchen & bathroom
- Lounge with open fire
- Tucked away location
- EPC - E
- No onward chain!

Gowmans Terrace is a small cul-de-sac of homes tucked away just off of Fore Street in the small town of North Tawton. The property is close to shops and transport and North Tawton's active community. There are easy to maintain gardens to the front and back in this quiet setting and it is being sold with no onward chain.

The kitchen has views over the rear garden and has an array of modern white units with a breakfast bar, oven, fridge and washing machine, it's a light and bright room and all fittings and contents can be left for the new owner if desired. The lounge has a picture window to the front and a working fireplace and has plenty of room for seating and dining. The bedroom is to the front and has a cupboard space under the stairs. The bathroom has a white suite bath with electric shower over, WC and sink. There is a fixed loft style ladder up to a large attic storage area. There is uPVC double glazing throughout, electric heating and all or some of the contents can be left for the new owner if required.





Outside to the front is a paved area with path up to the front door. The rear garden is enclosed with a handy storage shed, there is a rear gate to a path for ease of access to the garden and the space is laid out for ease of maintenance. Parking can be found easily in the cul-de-sac or on street in Fore Street. Please see the floorplan for room sizes.

Current Council Tax : Band A - West Devon 2025/56 - £1,779.22

Utilities : Mains electric, water, telephone & broadband

Broadband within this postcode : Ultrafast 900 Mbps

Drainage : Mains drainage

Heating : Electric 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.

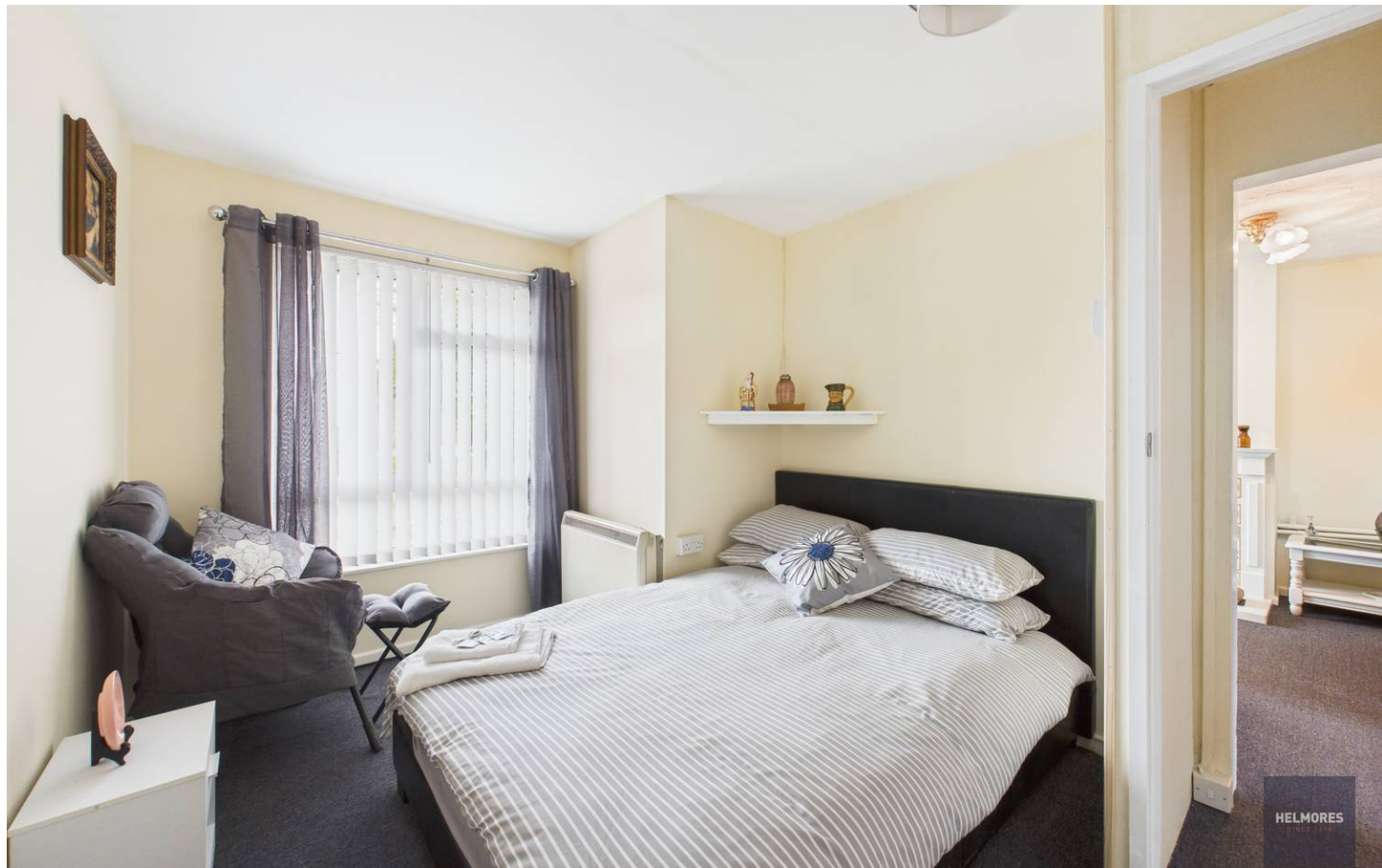


NORTH TAWTON is a small market town, the original settlement being alongside the banks of the River Taw around which grew a rich woollen trade. Today the town is home to an array of independent shops and services many of which are centred around the pretty market square with its George V Jubilee clock tower. There are also large employers including Gregory's Haulage and The Taw Valley Creamery, which also has a cheese shop. Both companies take advantage of North Tawton's access to a good roadwork, a 6.5 mile drive takes you to the A30. The town is also served by frequent buses with routes to Crediton, Exeter, Okehampton as well as Bideford and Barnstaple. In recent years the town has expanded to accommodate more families as they seek the convenience of a small town within a rural setting, the OFSTED Good primary school is also an attraction. North Tawton has also had its brush with celebrity. The Poet laureate Ted Hughes moved to the town with Sylvia Plath; it remained his home until his passing in 1998. More recently, the town became the fictional village of Clatterford St Mary and the setting for Jennifer Saunders' sitcom, Jam and Jerusalem.

DIRECTIONS : From the A3072 take the road into North Tawton at De Bathe Cross, continue through and bear left at the clock around onto Fore Street. Gowmans Terrace can be found along to the left.

For Sat Nav: EX20 2DY

What3Words: ///deadline.hint.valued





Floor 0



Floor 1

Approximate total area⁽¹⁾

43.4 m²

Reduced headroom

2.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Helmores

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