



2 Crossways , Northlew, Okehampton, Devon EX20 3NN

A charming chain free, two bedroom semi detached cottage situated within this favoured village location.

Okehampton 7 Miles, A30 10 Miles, Exeter 33 Miles.

• Sitting Room • Kitchen • 2 Bedrooms • Bathroom • Village Location • No Chain • Freehold • EPC Band E • Council Tax Band A

Guide Price £175,000

01837 659420 | okehampton@stags.co.uk



SITUATION

The property is situated at the top of the village square, Northlew is a self contained rural community with various amenities including; public house, places of worship, primary school and various social clubs/activities. A more comprehensive range of amenities can be found in the former market town of Okehampton, which offers an excellent range of supermarkets (including a Waitrose), local and specialised shops, doctor's surgery and dentist. The town has schooling from infant to A-level standard, together with numerous sports and leisure facilities, which include a cinema and a leisure centre/swimming pool situated in the attractive setting of Simmons Park. The A30 dual carriageway is easily accessible from Okehampton providing a direct link west into Cornwall or east to the with the Cathedral City of Exeter with its M5 motorway, mainline rail and international air connections. From the village of Northlew there is comparatively easy access to the north and south coasts of Devon with some attractive beaches and delightful coastal scenery.

DESCRIPTION

A charming two bedroom semi detached cottage situated within the attractive village square of Northlew. Over recent years, the property has been successfully rented out, but would alternatively suit those looking for a permanent home or holiday let. In brief the cottage offers a sitting room and kitchen on the ground floor, with two bedrooms and a bathroom on the first floor. The property is offered with no ongoing chain.

ACCOMMODATION

Via stable door to ENTRANCE PORCH: Tiled floor, cupboard housing shelves and fuse box, door with glazed insert to HALLWAY: Stairs to first floor, understairs storage cupboard, openings to, SITTING ROOM: Feature stone fireplace with tiled hearth and cloam oven. exposed timber beams, window to front elevation. KITCHEN: Range of timber base cupboards and drawers with work surfaces over and double bowl sink and drainer> Space for watching machine and freestanding cooker. Window to side elevation.



FIRST FLOOR LANDING: Doors to: BEDROOM 1:
Access to loft space, Window to front elevation.
BEDROOM 2: Built in cupboard housing water tank and
linen shelving, window to side. BATHROOM: Comprising
Low level WC, pedestal wash basin, panelled bath,
exposed timber beam, Velux window to rear.

OUTSIDE

There is no garden with the property. Parking can be found in the square on a first come first service basis.

SERVICES

Mains Electric, Water and Drainage.

DIRECTIONS

From Okehampton proceed out of the town in a westerly direction towards Tavistock and after approximately 1 mile turn right signposted to Holsworthy. After a further quarter of a mile turn right signposted to Northlew, following signs towards the village. On reaching the village square, the property is located at the top of the square to the right of the village pub the Green Dragon.

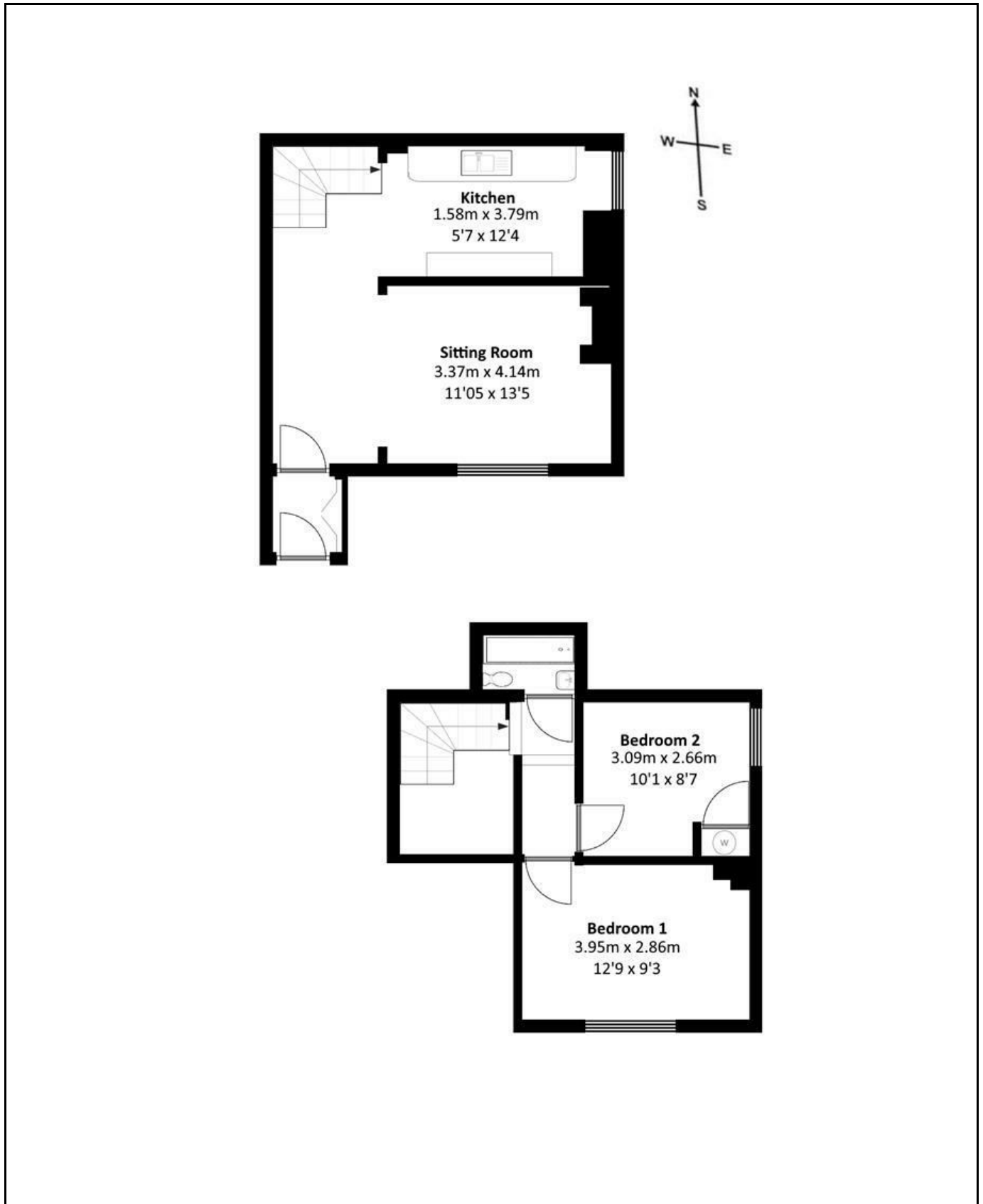
AGENTS NOTES

The property has a part flying freehold over the neighbouring property.

AGENT'S NOTE

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department would be more than happy to assist with achievable rental figures in the current market and also provide further information about the letting services on offer. They can be contacted on 01822 619818 and 01837 659430 or rentals.westdevon@stags.co.uk.





11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN
01837 659420
okehampton@stags.co.uk



@StagsProperty