



The Beeches



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7 Bouchiers Close, North Tawton, Devon, EX20
Okehampton 7.5 Miles, A30 7 Miles, Exeter 23 Miles.

A spacious (2562sq ft) and substantially extended family home set within mature gardens and grounds of 0.36 acres.

- Large 2562sq ft Family Home
- 4 Bedrooms (3 bathrooms)
- 3 Reception Rooms
- Double Garage And Parking
- Dartmoor Views
- Mature Gardens
- 0.36 Acres
- EPC Band D
- Council Tax Band F
- Freehold

Offers Over £575,000

SITUATION

The property is situated within the popular town of North Tawton. The town offers a comprehensive range of amenities which include a supermarket, various local shops, post office, public houses, pre school, primary school, dentist, doctors and veterinary surgery. North Tawton is situated amidst rolling Devonshire countryside alongside the River Taw. The A30 is within easy driving distance giving direct access to the Cathedral and University City of Exeter with its excellent shopping centre together with M5 motorway main line rail and international air connections. The nearby town of Okehampton offers a comprehensive range of shopping facilities, three supermarkets including a Waitrose and a good range of locally and nationally owned shops and businesses. The Dartmoor National Park is easily accessible with hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoor pursuits.

DESCRIPTION

A superb spacious and substantially extended family home set with this mature and desirable close. The house offers adaptable and flexible accommodation and opens to a spacious hall with doors opening to a cloakroom and study, stairs lead up to a large dual aspect sitting/dining room with light garden/sun room adjoining. Completing the ground floor is a spacious kitchen. Accessed via two staircases are four bedrooms (two with en suite facilities) and a family bathroom. The gardens are a particular feature of the property (0.36 of an acre), having been attractively landscaped and comprising of extensive lawns, seating areas and mature, flower, shrub and tree borders. From both the property and gardens, attractive views can be enjoyed over the town, surrounding countryside and to the hills and tors of Dartmoor. Further benefits include a integral double garage with ample parking and driveway.



ACCOMMODATION

Via covered portico style porch with double glazed door and side lights to ENTRANCE HALL: tiled floor, fitted cloaks cupboard, doors to, CLOAKROOM: comprising Wc and wash basin. Opaque window to side aspect. Door to integral double garage and glazed doors to INNER LOBBY: stairs to inner hall, door to STUDY: window to side aspect overlooking the gardens. and views. INNER HALL: cast iron spiral staircase to bedroom one with large window to rear aspect, main staircase to first floor, door to SITTING/DINING ROOM: a light and spacious dual aspect room with bay window to side overlooking the garden and views, brick fireplace with tiled hearth and inset coal effect gas fire. Arch to GARDEN ROOM: a lovely light room with glazed window surrounds and inset spot lights. French doors to patio and garden. KITCHEN: Extensive range of cream base cupboards and drawers with wall cupboards over, sink and drainer with window to side. twin Integral electric ovens and gas hob, space for dishwasher and upright fridge/freezer. Tiled floor, door to sitting/dining room and door to FRONT PORCH: Worktop with plumbing and space for washing machine and tumble dryer, tiled floor, Door to driveway.

BEDROOM ONE: Accessed via a spiral staircase and opening to a lovely room with extensive fitted wardrobes to one wall and matching drawers and bedside tables, door to DRESSING ROOM with light. Patio doors to a Juliet balcony with lovely views towards Dartmoor. Further window to front. Door to EN SUITE BATHROOM: Matching suite comprising panelled bath, Vanity wash hand basin, inset mirror and cupboards, Wc, heated towel rail, window to front aspect. FIRST FLOOR LANDING: Fitted linen cupboard, access to loft space, doors to, BEDROOM 2: A lovely light room with two windows to rear offering elevated town and Dartmoor views. Range of fitted wardrobes, drawers and bedside tables. Door to EN SUITE BATHROOM: Comprising corner bath, Wc, wash basin and heated towel rail, window to side aspect. BEDROOM 3: window to front aspect, fitted wardrobes. BEDROOM 4: Window to side aspect overlooking the drive. SHOWER ROOM: comprising corner shower cubicle with mains fed shower, Wc, wash basin and heated towel rail, window to side aspect.

OUTSIDE

A sweeping brick paved driveway provides ample parking and turning space. INTEGRAL DOUBLE GARAGE: with electric up and over door, fitted work bench, double glazed window to side aspect, door to hallway, gas boiler providing hot water and central heating, butler sink and tap. From the drive, pathways lead to the front and side porches giving access to the house. The gardens extend to 0.36 of an acre and have been attractively landscaped and incorporate extensive lawns with mature shrubs, trees and bushes, enclosed by well maintained hedges. Adjoining the garden room is a brick paved patio, ideal for outside dining. Set above the drive is a timber SUMMERHOUSE, an ideal position to enjoy the lovely town, countryside and Dartmoor views.

SERVICES

Mains electricity, gas, water and drainage.

DIRECTIONS

From Okehampton town centre proceed in an easterly direction up East Street, at the second set of traffic light opposite the police station turn left into Barton Road, at the mini roundabout proceed straight over into Crediton Road. Follow this road for approximately 6 miles and at De Bathe Moor Cross, turn left to North Tawton proceeding down to the town square. Just before the clock tower bear right and head straight across into North Street, follow the road around the left hand bend and continue up Bouchers Hill, taking the next right into Bouchers close, no 7 will be found towards the top of this development on the left hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	76
EU Directive 2002/91/EC			

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