



8 Strawberry Fields

8 Strawberry Fields, , North Tawton, Devon, EX20 2GX



Exeter 20 Miles, Okehampton 7 Miles, A30
6 Miles.

A superb extended and improved
detached family home with
delightful Dartmoor views.

- Spacious Kitchen/Dining Room
- Sitting Room And Study
- Utility Room, Bathroom And Cloakroom
- Four Bedrooms (Two En Suite)
- Double Glazing And Gas Central Heating.
- Garage And Parking
- Dartmoor Views
- Freehold
- Council Tax Band E
- EPC Band: C

Offers Over £395,000

SITUATION

The property occupies a convenient location in the heart of the small market town of North Tawton. The town offers a comprehensive range of amenities which include supermarket, various local shops, post office, public houses, primary school, dentists, doctors and veterinary surgeries. The town is situated amidst rolling Devonshire countryside, lying with easy driving distance of the A30 and within commuting distance of Exeter. The large town of Okehampton offers a more comprehensive range of facilities having three supermarkets (including a Waitrose) and a good range of locally and nationally owned shops and businesses. There is schooling facilities to sixth form level and state of the art leisure centre in the attractive setting of Simmons Park. The Dartmoor National Park is easily accessible with its hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoors pursuits. The Cathedral and University of Exeter has an excellent shopping centre, together with M5 motorway, main line rail and international air connections. This particular part of Devon is well known for its unspoilt countryside and scope for sporting and leisure facilities. In addition, the north and south coasts of Devon with attractive beaches and delightful coastal scenery are within easy driving distance.

DESCRIPTION

A delightful family home that needs to be viewed internally to be fully appreciated. The present vendor has significantly updated, extended and improved the property since her ownership. These works include an extension to the rear providing a lovely sitting room with lantern roof, offering delightful views. A new family sized kitchen/dining room has been created, with the former kitchen becoming a utility room. A further great addition, is the superb loft conversion creating a new main bedroom with en suite shower room. The main garden lies to the rear, offering a delightful outlook towards the hills of Dartmoor. Further benefits include off road parking and garage.

ACCOMMODATION

Via front door to ENTRANCE HALL: Staircase to first floor, doors to, STUDY: Window to front elevation. CLOAKROOM: WC, pedestal wash basin. UTILITY ROOM: Range of wall/base cupboards and drawers with work surfaces over and inset sink and drainer. Integral microwave, plumbing and space for washing machine, tumble drier and dishwasher. Integral fridge/freezer, window to front, wall mounted gas boiler, tiled floor. KITCHEN/DINING ROOM: Range of modern wall/base cupboards and drawers with work surfaces over and inset double sink. Space for

range cooker with extractor hood over. Breakfast bar, opening to DINING AREA: Large space for dining table with three pendant lights over. Under stairs storage cupboard. SITTING ROOM: An attractive extension to the rear, a light and spacious room with two sets of retractable doors to the rear garden and feature lantern roof, offering a delightful aspect across the gardens, to the hills of Dartmoor.

FIRST FLOOR LANDING: Airing cupboard housing hot water cylinder and linen shelving. Doors to, BEDROOM 2: Window to rear with Dartmoor views, door to EN SUITE: Corner shower cubicle with mains fed mixer shower, WC, pedestal wash basin. heated towel rail. Opaque window to side. BEDROOM 3: Window to rear with Dartmoor views. BEDROOM 4: Window to front. BATHROOM: Panelled bath with mixer tap and shower attachment, pedestal wash basin, heated towel rail, WC, electric strip light and shaver point. heated towel rail. INNER LANDING: Window to front elevation, staircase to second floor. BEDROOM 1: Two 'Velux' windows to rear with superb Dartmoor views. Fitted wardrobe cupboards, door to EN SUITE: Walk in shower cubicle with electric shower. WC, pedestal wash basin, mirror/light. Opaque window to side.

OUTSIDE

Immediately to the front of the property, is an open plan area of garden with established shrub beds. Adjacent is a paved drive with parking for one vehicle and leading to the DETACHED GARAGE: with up and over door and light and power connected. A gate to the left of the house opens to a decked area to the side and continues around to the main rear garden. Primarily laid to lawn with established shrub beds and borders, and patio are adjoining the rear of the house. From here there are some stunning views over the fields to the hills of Dartmoor.

SERVICES

Mains water (metered), gas, electricity and drainage. Broadband Coverage: Ultrafast up to 900 Mbps (Ofcom). Mobile Coverage: EE likely indoors. All providers likely outdoors (Ofcom).

DIRECTIONS

For SAT NAV purposes the postcode is EX20 2GX
what3words nosedive.rust.jubilant



Total area: approx. 155.2 sq. metres (1670.6 sq. feet)

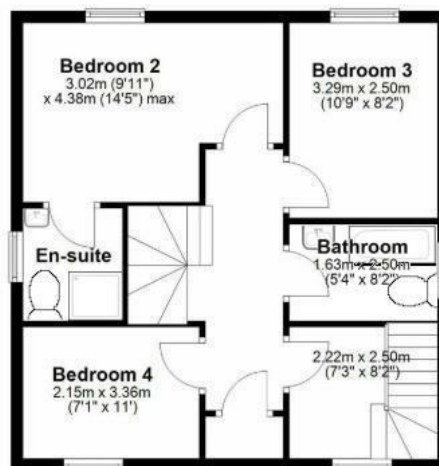
Ground Floor

Approx. 77.6 sq. metres (835.1 sq. feet)



First Floor

Approx. 51.8 sq. metres (557.6 sq. feet)



Second Floor

Approx. 25.8 sq. metres (277.9 sq. feet)



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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-39) G			
Not energy efficient - higher running costs			
England & Wales		76	83
EU Directive 2002/91/EC			

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