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Newland Bungalow



#### SITUATION

The property is located in a semi rural location lying approximately 1 mile outside the town of North Tawton. The town offers a comprehensive range of amenities which include general stores, 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 a modern hospital, 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

Newlands Bungalow is an individual, timber framed three bedroom detached residence which benefits from gas fired central heating and double glazing. Attractively set with 2.1 acres, with ample parking, the property would ideally suit those looking for a smallholding or horticulturist, having the benefit of two large polytunnels, there is also a large block outbuilding suitable for a variety of different uses. The bungalow itself in brief offers an entrance hall opening to a modern bath/shower room and bedroom three, adjacent is a fitted kitchen, two further double bedrooms, a cosy sitting room with open fireplace and a newly constructed sun room overlooking the gardens.

#### ACCOMMODATION

Via COVERED VERANDA and double glazed door to ENTRANCE HALL: Wood effect laminate flooring, radiator, wall mounted gas boiler providing domestic hot water and central heating through radiators, fitted worktop with plumbing under for washing machine/adjoining cupboard. doors to: BEDROOM 3: A double bedroom with radiator and window to rear. SHOWER ROOM: Matching white suite comprising walk in shower unit with mixer shower and curtain, vanity wash basin with tiled splash backs, WC, radiator, opaque window to

front. KITCHEN: Fitted with a range of light grey units and drawers with laminate roll top worksurface over and matching wall mounted cupboards. Inset single bowl sink unit, electric eye level double oven, four ring electric hob with extractor hood over. Plumbing and space for dishwasher and fridge/freezer, window to front, radiator, laminate floor covering, access to loft space. SITTING ROOM: Brick working open fireplace with timber mantel over, built in corner cupboard with television point, window to front elevation, radiator, rear door to SUN ROOM: Low level wall with double glazed window surrounds and French doors to the garden. BEDROOM 1: A double bedroom with radiator and window to rear. BEDROOM 2: A further double room with fitted radiator and window to side.

#### OUTSIDE

A driveway to the front of the property gives access via a five bar gate to the land and gravelled parking area, whilst a pedestrian gate from the drive gives access to a covered veranda opening to the front door. Immediately surrounding the property are gravelled areas and a large barked flower bed and outside tap. The land in total extends to approximately 2.1 acres and is largely laid to pasture and former vegetable beds, with potential for a number of uses including paddocks, smallholding, or horticulture as the current vendor has carried out. There are two large POLYTUNNELS and an open front TIMBER STORE. A further benefit is a block-built OUTBUILDING with the advantage of power and light connected. The building could be used for a variety of uses such as a home office, workshop or gym.

#### SERVICES

Mains Electric, Gas and Water. Private Drainage (modern system)

#### DIRECTIONS

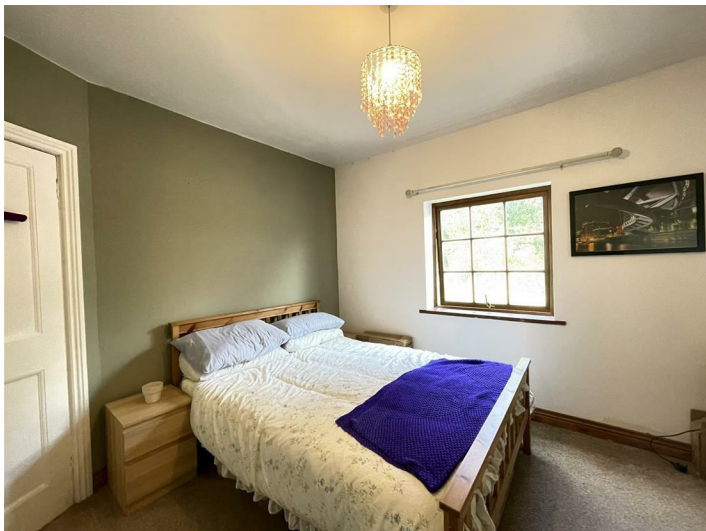
From the centre of Okehampton proceed up East Street and turn left into Barton Road (by the Police Station), at the mini roundabout proceed straight over onto the B3215 signposted to Crediton. After approximately 6 miles turn left at Newland Cross towards Exbourne, Jacobstowe and Hatherleigh, the property will be found immediately on your left hand side identified by a Stags For Sale Board.

Okehampton 6 Miles, North Tawton 1 Mile, Exeter 23 Miles.

## A well positioned three bedroom smallholding set in 2.1 acres

- Kitchen
- Sitting Room
- Sun Room
- Three Bedrooms
- Shower Room
- 2.1 Acres
- Polytunnels and Outbuilding
- Freehold
- Council Tax Band B
- EPC Band E

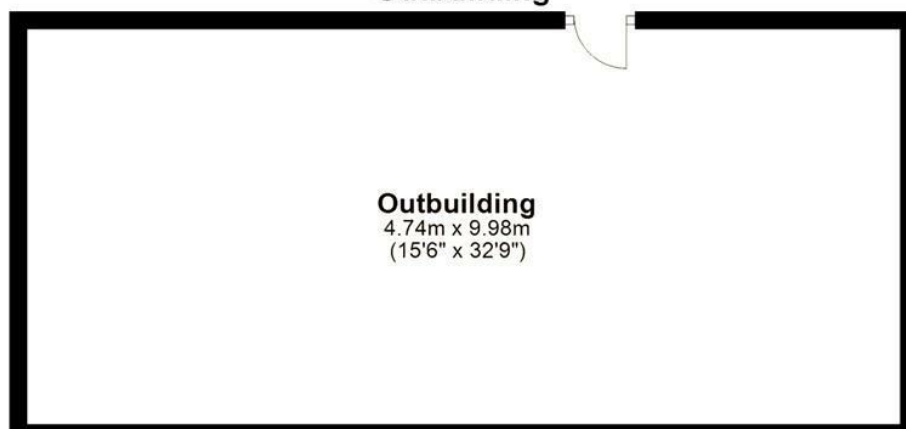
Guide Price £425,000



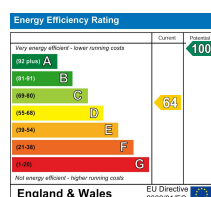
### Ground Floor



### Outbuilding



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.



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