



Dibbe Cottage



SITUATION

Dibbe Cottage is set within the heart of the village of South Tawton, a most attractive rural community, situated within the northern boundaries of the Dartmoor National Park. The village offers a parish church and church house. The nearby village of South Zeal has an excellent primary school, Post Office/stores and two public houses. The former market town of Okehampton is some 5 miles distant and offers an excellent range of amenities including three supermarkets, nationally and locally owned shops, and state of the art leisure centre in the attractive setting of Simmons Park. The Dartmoor National Park is easily accessible from South Tawton and South Zeal via footpaths and bridleways and offers hundreds of square miles of superb unspoilt scenery, with many opportunities for riding, walking and outdoor pursuits.

DESCRIPTION

A charming Grade II listed, one bedroom end of terrace thatched cottage, situated within this favoured village. The cottage boasts attractive features which include exposed timbers, beams and feature screen, together with an inglenook fireplace. On the ground floor is an open plan kitchen/living/dining room, with the first floor offering a double bedroom and bathroom. The property is offered with no ongoing chain.

ACCOMMODATION

Via front entrance door to ENTRANCE LOBBY: Open aspect to LIVING/KITCHEN/DINING ROOM: Kitchen Area: modest range of base and wall cupboards, inset sink and drainer,

window to front aspect, space for electric cooker. Living/Dining Area: Feature timber screen wall. Beamed ceiling. Window to rear aspect, night storage heater, feature granite inglenook fireplace with woodburning stove (currently unused). Staircase to the first floor.

BEDROOM 1: Window to rear aspect, electric storage heater, door to BATHROOM: White suite comprising panelled bath, WC, wash basin, fitted wall cupboards, electric towel radiator. Airing cupboard with hot water cylinder and immersion heater.

OUTSIDE

There is no garden with the property, parking is on street.

SERVICES

Mains electricity and water. Private drainage (shared with neighbouring properties). (Type, health and compliance with general binding rules is unknown). Purchasers to satisfy themselves with their own inspection. Mobile Coverage: EE Good, Three and Vodafone (outdoor only) (Ofcom) Broadband Coverage: Standard upto 18 Mbps.(Ofcom)

DIRECTIONS

For SAT NAV purposes the postcode is EX20 2LQ.
what3words: journals.sheds.unfocused

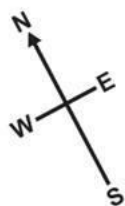
Okehampton 5 Miles, A30 3 Miles, Exeter 19 Miles.

A charming Grade II listed thatched cottage with no ongoing chain.

- Open Plan Kitchen/Living/Dining Room
- Double Bedroom
- Bathroom
- Period Features
- Village location
- No Forward Chain
- Freehold
- Council Tax Band B

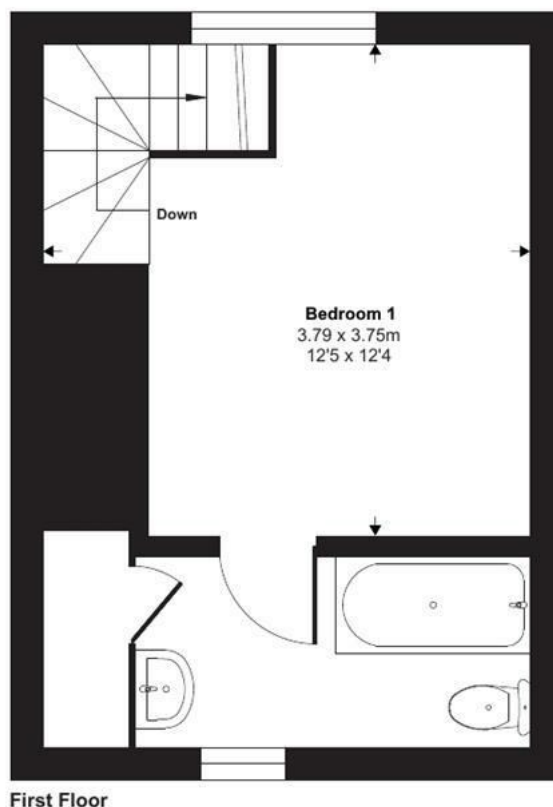
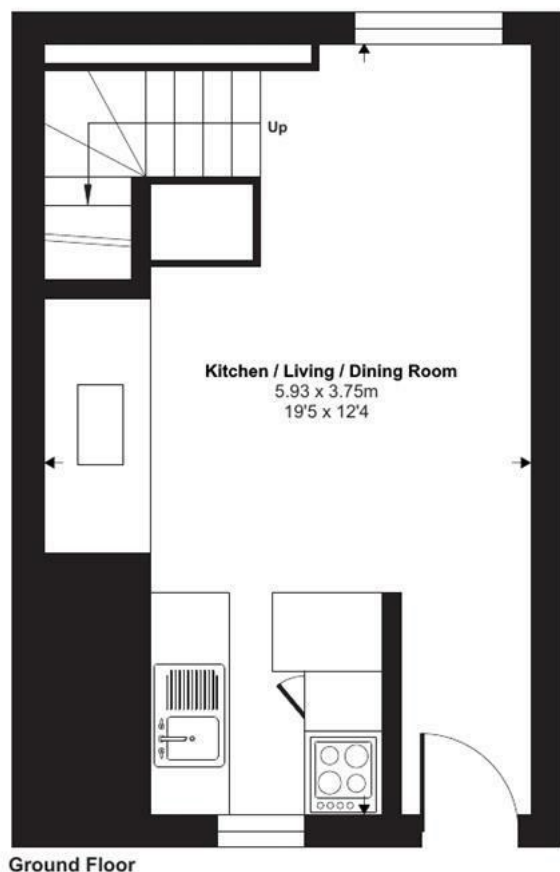
Guide Price £140,000





Approximate Area = 422 sq ft / 39.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1xhcom 2025. Produced for Stags. REF: 1318621

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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 EU Directive 2002/91/EC		

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