



3 Devonshire House

3 Devonshire House, North Street, North Tawton, Devon, EX20 2DE



Town Centre 0.1 Miles, Okehampton 7 Miles, A30 6 Miles.

A deceptively spacious and chain free two bedroom home with large garden and driveway.

- Kitchen/Breakfast Room
- Sitting Room
- Two Bedrooms
- Bathroom
- Attractive Gardens and Parking
- Deceptively Spacious Accommodation
- No Chain
- Freehold
- Council Tax Band B
- EPC Band F

Guide Price £295,000



SITUATION

The property sits within easy walking distance of the small Devon town of North Tawton. The town offers a comprehensive range of amenities which include convenience store, 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 deceptively spacious and unique attached home situated in this tucked away position within the heart of North Tawton. An attractive stone building believed to have been constructed in 1863, which has was once utilised as a school, amongst other uses and converted years ago into several homes, with the front part used a doctors surgery (which is accessed off a separate road and entrance drive). The property has high ceilings, which gives a feeling of space and along with the two bedrooms there is a large landing area which would make a great study. A particular feature are the attractive well tended gardens and there is a driveway with parking for 2-3 cars. The property is offered with no ongoing chain and viewing is highly recommended.

ACCOMMODATION

Via stable door to KITCHEN/DINING ROOM: Window to front aspect, range of timber base cupboards and drawers with work surfaces over and inset sink unit, matching wall cupboards. 'Everhot' electric stove supplying cooking facilities. Integral electric oven and microwave, electric hob with extractor hood over, space for upright fridge/freezer, plumbing and space for washing machine. Space for dining table, door to HALLWAY: A spacious L shaped hallway with fitted store cupboard and under stairs cupboard, Window

to front aspect, wide staircase to first floor. Door to SITTING ROOM: Sash window to front elevation with views across rooftops the fields beyond. Further window to side, picture rail, stone fireplace with inset woodburning stove and tiled hearth, fitted wall lights. Further door to rear.

FIRST FLOOR LANDING: Large landing area with sash window to front offering views and space for study/seating area. Fitted airing cupboard with hot water cylinder and immersion heater, access to loft space, doors to. BATHROOM: Comprising panelled bath, pedestal wash basin, WC, tiled shower cubicle with electric shower, opaque window to front, heated towel rail. BEDROOM 1: A light triple aspect room with views across the town, countryside and bowls green. BEDROOM 2: A double bedroom with sash window to front, offering views over the town and countryside, fitted cupboard.

OUTSIDE

A gate opens to the drive with parking for 2 to 3 vehicles. From here a concrete path leads to the front and rear doors. At the head of the drive are two useful connecting store SHEDS. The well tended gardens are a particular feature of the property and comprise extensive lawned areas with well established flower beds, shrubs and tree borders. There is a paved seating area with covered pergola, together with a GREENHOUSE and enclosed vegetable garden. From both the house and gardens, there is an attractive aspect across the rooftops to the fields beyond.

SERVICES

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

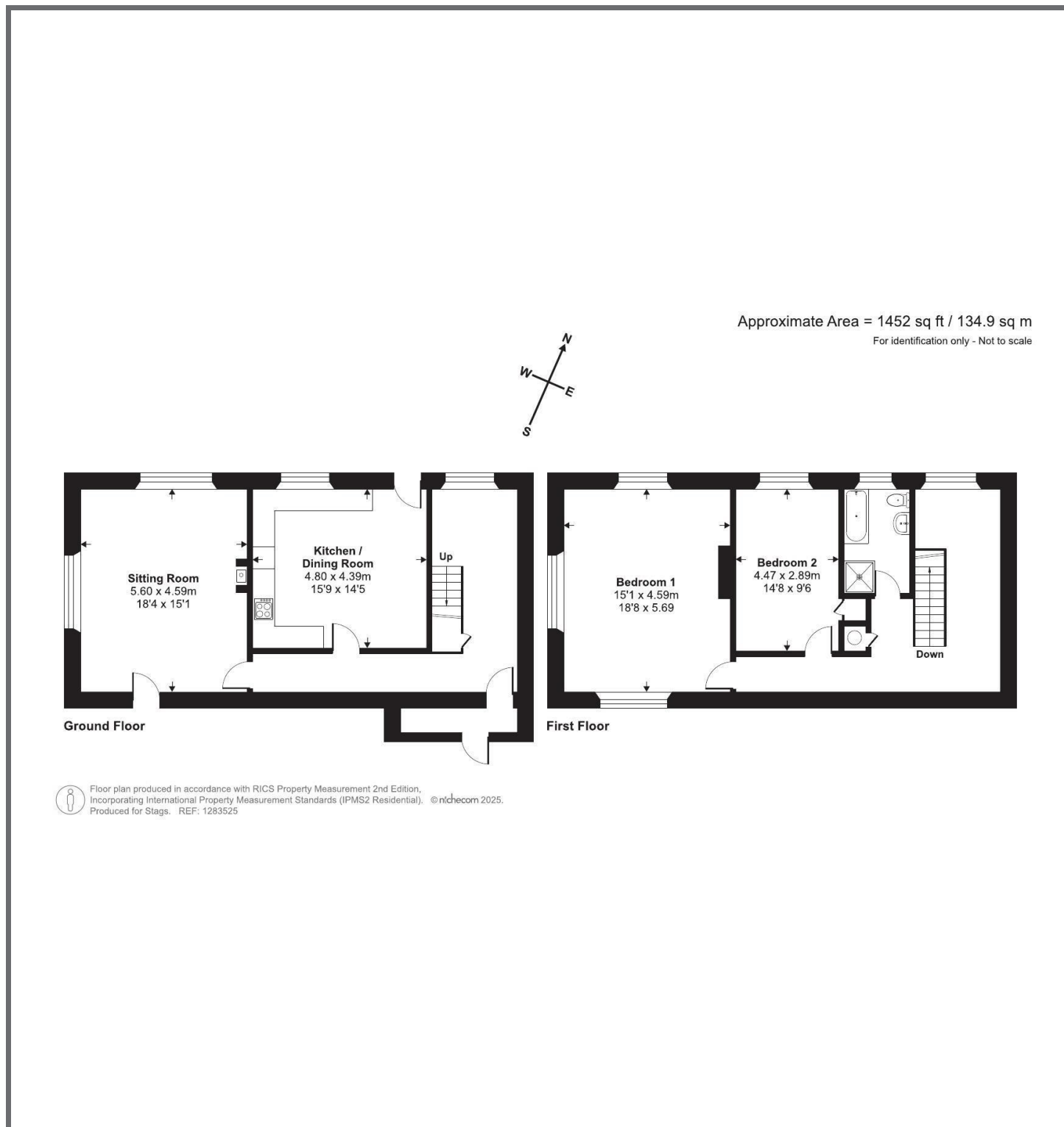
DIRECTIONS

For Sat Nav purposes, the postcode is EX20 2DE what3words cookies.chemistry.variously

AGENTS NOTE

As you will see from the main photograph, there is a small development of houses being built on the far side of the building.





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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		82
(81-91) B		
(69-80) C		24
(55-68) D		
(39-54) E		
(21-38) F		24
(1-20) G		
Net energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN

01837 659420

okehampton@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London