



2 Westacott Cottages



2 Westacott Cottages

Bishops Tawton, Barnstaple, Devon, EX32 0AE

Tarka Trail, Rock Park & local pub close by. Barnstaple Town Centre 2 miles.

A mid terraced character cottage with enclosed garden in a sought after village.

- Period Terraced Cottage
- Modern Bathroom
- Views over fields to the front
- Gas Fired Central Heating
- Council Tax Band B
- 2 Bedrooms
- 2 Reception Rooms
- Good size Rear Garden
- Replacement Double Glazing
- Freehold

Guide Price £295,000

SITUATION AND AMENITIES

Local amenities are within walking distance including the village primary school, period inn and regular bus service into Barnstaple, place of worship and village hall. From the village there is access to many fine walks in the district including the Tarka Trail. Bishops Tawton is regarded as a popular village location to live giving its close proximity to Barnstaple of about 2 miles. As the Regional Centre, Barnstaple houses the area's main business, commercial, leisure and shopping venues. The town is well known for its exclusive range of outlets including all of the high street favourites as well as a diverse selection of local stores and the renowned Pannier Market. North Devon Leisure centre provides many indoor pursuits along with the Tarka Tennis Centre both in Barnstaple. Nearby there is access to the North Devon Link road through to Junction 27 of the M5 where Tiverton Parkway also allows access to London Paddington in just over 2 hours. Exmoor is also within easy access as are the sandy surfing beaches at Croyde, Saunton (also with championship golf course), Putsborough and Woolacombe.

DESCRIPTION

An attached character cottage which presents stone elevations, replacement double glazed windows, beneath a slate roof. The accommodation on the ground floor briefly consists; Entrance hallway, living room, dining room, kitchen, 2 bedrooms and replacement bathroom. At the rear is a good sized lawned garden with vegetable patch and covered seating area. There is also a small courtyard area and side access into the garden. The layout of the accommodation with approximate dimensions is more clearly identified upon the accompanying floorplan.



GROUND FLOOR

ENTRANCE HALL with tiled floor which continues through to reception room, stairs off to first floor landing, understairs recess. LIVING ROOM bay window to front, electric coal effect fire with surround. DINING ROOM with windows to rear and steps leading down to KITCHEN with windows to side and rear, door leading out to courtyard and garden, continuation of tiled floor, shaker style base units, wooden worktops, space for range style cooker, fridge and washing machine, butler sink with mixer tap, tiled splashback, wall mounted Worcester boiler.

FIRST FLOOR

LANDING fitted carpet, loft access via hatch. BEDROOM 1 with windows overlooking fields to the front, fitted carpet, ornate fireplace. BEDROOM 2 window overlooking garden, fitted carpet and ornate fireplace. Modern BATHROOM with four-piece suite comprising roll top claw foot bath with central mixer tap, separate shower, vanity hand wash basin with mixer tap, dual flush WC with enclosed system, herringbone style vinyl flooring, partly aqua panelled walls, opaque window to rear.

OUTSIDE

SMALL GATED COURTYARD at the front. ENCLOSED REAR COURTYARD and GARDEN with level lawns, paved and gravelled pathway, sundeck with veranda, enclosed vegetable patch, mature apple tree, gated access at the side with shared access across neighbouring property.

SERVICES

All mains services connected. Gas fired central heating.

According to Ofcom, ultrafast broadband is available at the property and there is the likelihood of coverage from several mobile phone networks. For more information please see the Ofcom website: <https://checker.ofcom.org.uk/>

SPECIAL NOTE

We understand that the property is within a flood zone area but there is a flood prevention scheme in place.

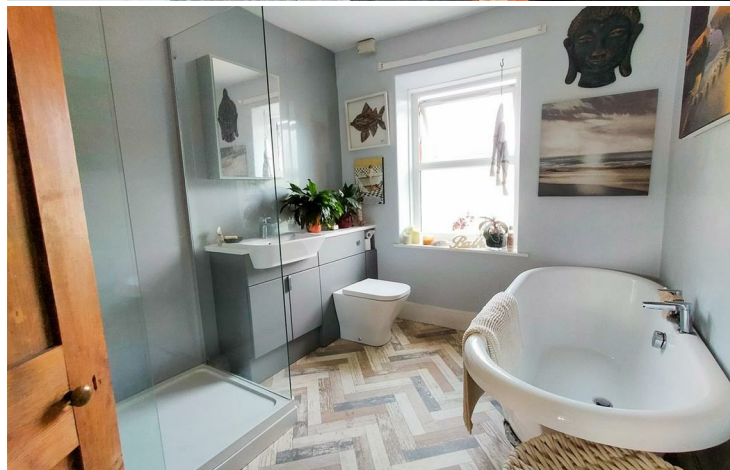
DIRECTIONS

From the A361 on the outskirts of Barnstaple at Rumsam roundabout take the A377, Exeter Road towards Bishops Tawton. Continue on this road for approximately 1 mile where the property can be found on the left hand side identified by our for sale board. Parking is on street on a first come from serve basis.

WHAT3WORDS///prompting.wisdom.robe

LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or rentals.northdevon@stags.co.uk.



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		89
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833

