



**Eastwick Barton, Nomansland Tiverton EX16 8PP**



**welcome to**

## **Eastwick Barton, Nomansland Tiverton**

Located in Nomansland you will find this charming three-bedroom cottage which has been tastefully presented by the current owners. The accommodation briefly comprises of a modern kitchen, lounge diner, cloakroom & utility room. Rear enclosed garden and double garage. VIEWING HIGHLY ADVISED!

### **Description**

Viewing is highly advised on this three-bedroom cottage located in Nomansland set in an individual row of four properties.

Upon entering the property, you have a dual aspect lounge which is of a good size with a large cupboard under the stairs. Patio doors lead out onto the rear enclosed garden. The heart of the home is the modern kitchen/breakfast room that has been updated by the current owners. Completing the downstairs accommodation is a useful utility room and cloakroom.

Upstairs you will find three bedrooms two of which have built in wardrobes. The family bathroom is modern and equipped with a bath with a shower over.

Externally the property has a lovely rear garden which is mainly laid to lawn with flower borders and a decked area. A pathway leads to the back of the double garage. The current owners have converted and utilise the garage as a games room which is a great entertaining space for anyone with children. This room is very versatile being equipped with WIFI so ideal for homeworkers. There is power and light along with an electric roller door and a normal door leading out to the parking area. If required, the garage could be converted back to it's original use.

If you like what you see, book your viewing today by calling us on 01884 256041!

### **Entrance Hall**

Door to front opening into the hallway. Stairs to first floor, doors to lounge and kitchen.

### **Lounge**

20' 11" x 11' 6" ( 6.38m x 3.51m )

Double glazed window to front. Built in cupboard, radiator, space for dining table and chairs, patio doors leading out to the rear garden.

### **Kitchen**

12' 8" x 9' 11" ( 3.86m x 3.02m )

Double glazed window to front. The kitchen has a range of wall and base units with work surfaces over, stainless steel sink and drainer, built in oven and hob with an extractor fan, built in fridge/freezer and dish washer.

### **Utility Room**

7' 6" x 5' ( 2.29m x 1.52m )

Door to the rear garden. The utility room benefits from some base units with sink and drainer, space for a washing machine and tumble dryer, wall hung boiler.

### **Cloakroom**

Double glazed window to rear. Wash hand basin, WC, radiator.

### **Landing**

Stairs from the ground floor. Doors to all rooms, access to the loft.

### **Loft Space**

The loft is partially boarded.





### **Bedroom One**

12' 10" x 9' 8" ( 3.91m x 2.95m )  
Double glazed window to front. Radiator.

### **Bedroom Two**

9' 6" x 9' 6" ( 2.90m x 2.90m )  
Double glazed window to front. Radiator.

### **Bedroom Three**

10' 10" x 10' ( 3.30m x 3.05m )  
Double glazed window to rear. Radiator.

### **Bathroom**

Double glazed window to rear. Wash hand basin, WC, bath with shower over, shaver point, radiator.

### **Garden**

Enclosed rear garden, laid to lawn with a decked area and flower borders. Access to

### **Garage**

The double garage has one electric roller door and a normal door. Inside it is a full open space with power and lighting. The loft space is full boarded. WIFI

### **Parking**

A gated entrance leads to a parking area, there is a double carport. This also has a lockable door which leads to the garden of this property. One of the neighbouring properties has installed a roller door on there car port.

### **Services**

Mains electric, water and drainage.

Council Tax Band C

### **Location**

Nomansland is located approximately 8 miles to the west of Tiverton, and a similar distance from the market town of South Molton. Both towns are served well for the A361 North Devon Link Road which gives good access to both the North Devon coast and the M5 motorway at Junction 27. Tiverton Parkway railway station is also close by to the junction serving main lines through to London and the North. Nomansland itself offers superb rural living with many walks and bridle paths nearby. The rolling Devon hills surround the village and offer some breathtaking countryside views. Perhaps Nomansland's best asset is its superb public house, The Mount Pleasant Inn, which is just at the end of the road and offers a superb collection of local ales and has a comprehensive restaurant menu. In all, this property offers low maintenance living within characteristic surroundings, in a superb part of the North Devon countryside.



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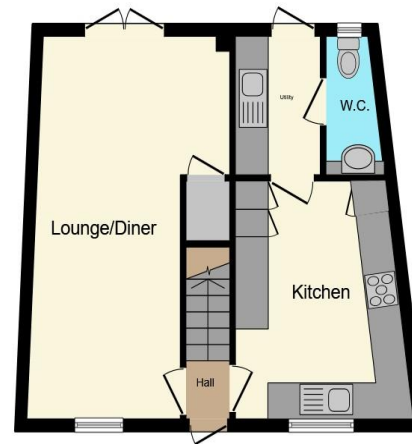
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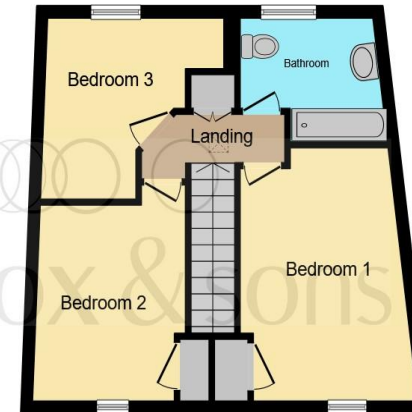
- Charming Three Bedroom Cottage
- Modern Kitchen/ Breakfast Room
- Utility Room & Cloakroom
- Dual Aspect Lounge/ Diner
- Lovely Rear Enclosed Garden

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

**£270,000**



Ground Floor



First Floor



Garage

Total floor area 108.4 m<sup>2</sup> (1,166 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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