

2 Church Ways, South Tawton

Okehampton

£150,000

godfrey short & squire









2 Church Ways

South Tawton, Okehampton

Set in a rural village location, this two bedroom terraced cottage offers an opportunity for a buyer looking for a project. The property requires complete refurbishment, giving its next owner the chance to update and shape the accommodation to suit their own tastes and needs. With two bedrooms and the character of a cottage setting, it could appeal to those hoping to create a home in the countryside. The village location offers a change of pace from busier surroundings, while the terraced position makes this a manageable prospect for someone ready to take on a renovation. The property is offered with no forward chain, which may help make the buying process more straightforward. To the rear their is a right of access to the garden which is laid to lawn and provides an outdoor space to enjoy alongside the cottage.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Requires Complete Refurbishment
- Village Location
- Two Bedroom Cottage in Rural Location
- Rear Garden
- No Forward Chain

Hallway

Living room
16' 5" x 10' 10" (5.00m x 3.30m)

Kitchen / diner
14' 1" x 10' 10" (4.30m x 3.30m)

Landing

Bedroom 1
13' 5" x 13' 5" (4.10m x 4.10m)

Bedroom 2
12' 2" x 7' 7" (3.70m x 2.30m)

Bathroom
12' 2" x 7' 3" (3.70m x 2.20m)

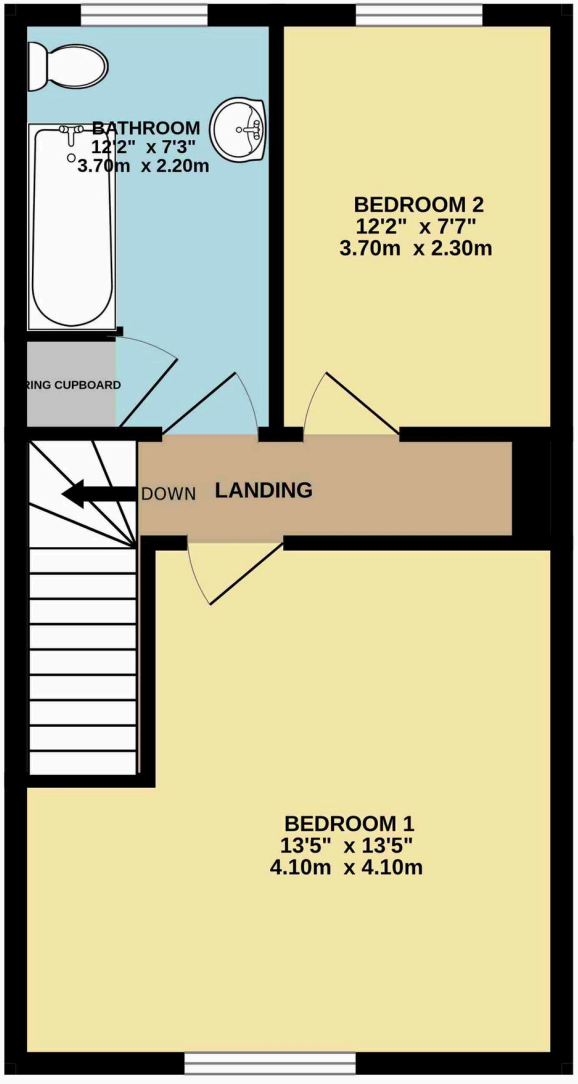
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at anytime there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.







1ST FLOOR


BATHROOM
12'2" x 7'3"
3.70m x 2.20m
BEDROOM 2
12'2" x 7'7"
3.70m x 2.30m
RING CUPBOARD
DOWN
LANDING
BEDROOM 1
13'5" x 13'5"
4.10m x 4.10m



Godfrey Short & Squire

Godfrey Short & Squire, 30 Fore Street - EX20 1HB

0183754504 • info@gssproperty.com • www.gssproperty.com/

In accordance with the UK's Anti Money Laundering (AML) we are required by law to confirm the identity of all seller(s)/ beneficial owners of a property as well as buyers with whom we will transact. To comply with the regulations, we use an ID verification process operated by a third party, Lifetime Legal. You will need to complete their process which will include providing personal information. There is a non-refundable