



1 Broadpark Terrace, North Tawton, EX17 4PE

Guide Price **£180,000**

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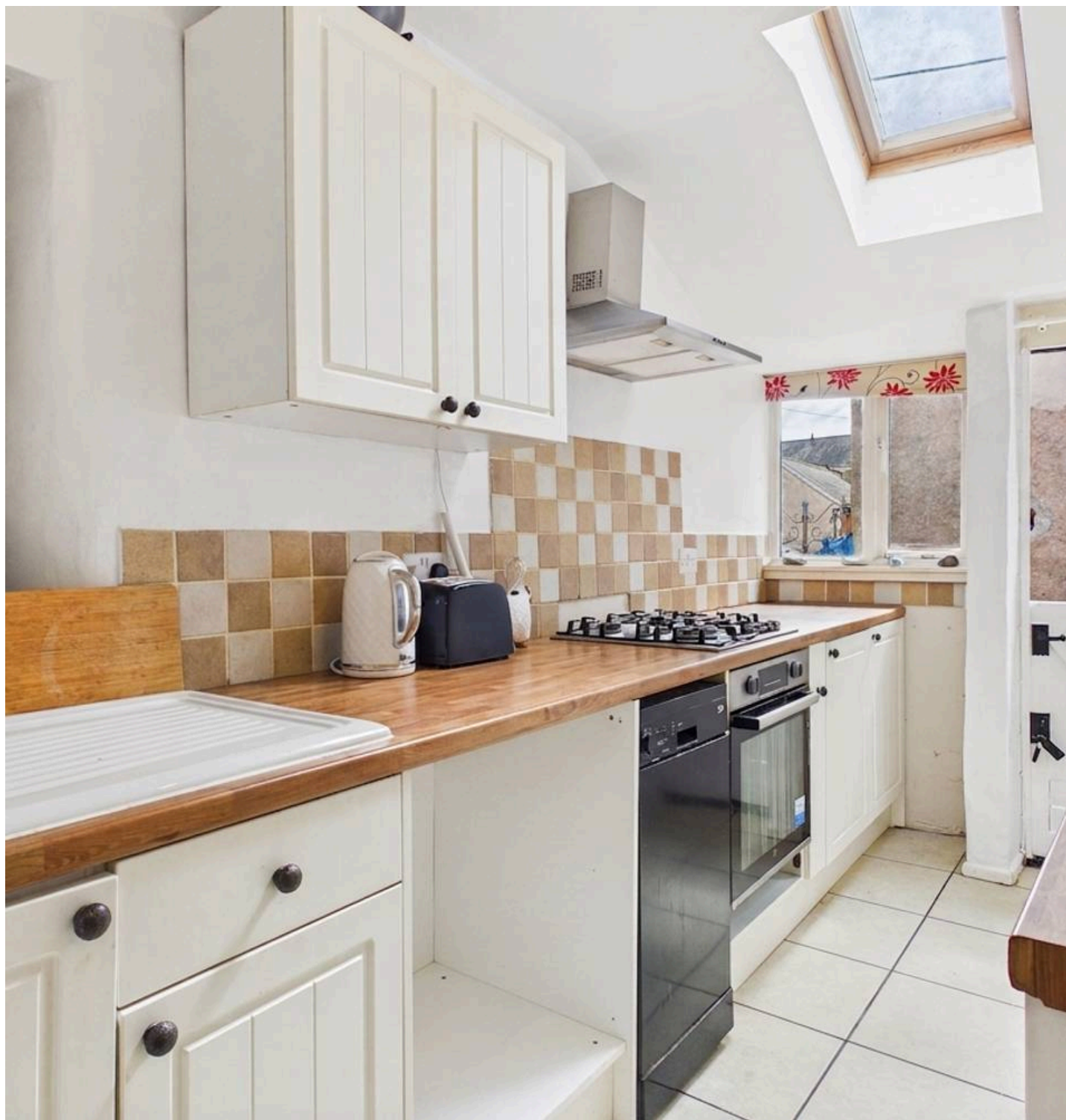
North Tawton

- Pretty tucked away cottage
- Short walk to the town's amenities
- Garden with patio
- 2 Bedrooms
- Spacious lounge with woodburning stove
- Modern kitchen
- Gas central heating
- No onward chain!

1 Broadpark Terrace is an end-of-terrace Grade II listed cottage, one of a row of four, set just off Exeter Road in a quieter part of North Tawton and within easy walking distance of the town centre.

The property offers two bedrooms along with a flexible ground floor layout. The main lounge is a welcoming space, centred around an inglenook fireplace with a wood-burning stove. A second reception room provides additional versatility and could be used as a dining room or a more informal snug.

The kitchen is fitted with modern units, a four-ring gas hob and space for appliances, arranged for straightforward day-to-day use. The bathroom is located on the ground floor and includes a claw-foot bath with showerhead, along with distinctive flooring that adds to the character of the space.





Outside, the garden includes a patio area that works well for sitting out and benefits from good sunlight, creating a sheltered and usable outdoor space. There is a handy garden shed to the rear of the garden. Parking is available on-street nearby.

The property is offered with no onward chain, making it ready for a straightforward move. Overall, a characterful cottage in a convenient yet tucked-away position close to the centre of North Tawton.

Agents note: The garden and the house are separated by a path to access the other 3 properties in the terrace.

Please see the floorplan for room sizes.

Current Council Tax: Band B - West Devon 2026/27 - £2173.10

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Ultrafast 900Mbps

Drainage: Mains drainage

Heating: Mains gas central heating & woodburning stove

Construction: Stone

Listed: Yes, Grade II

Conservation Area: Yes

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

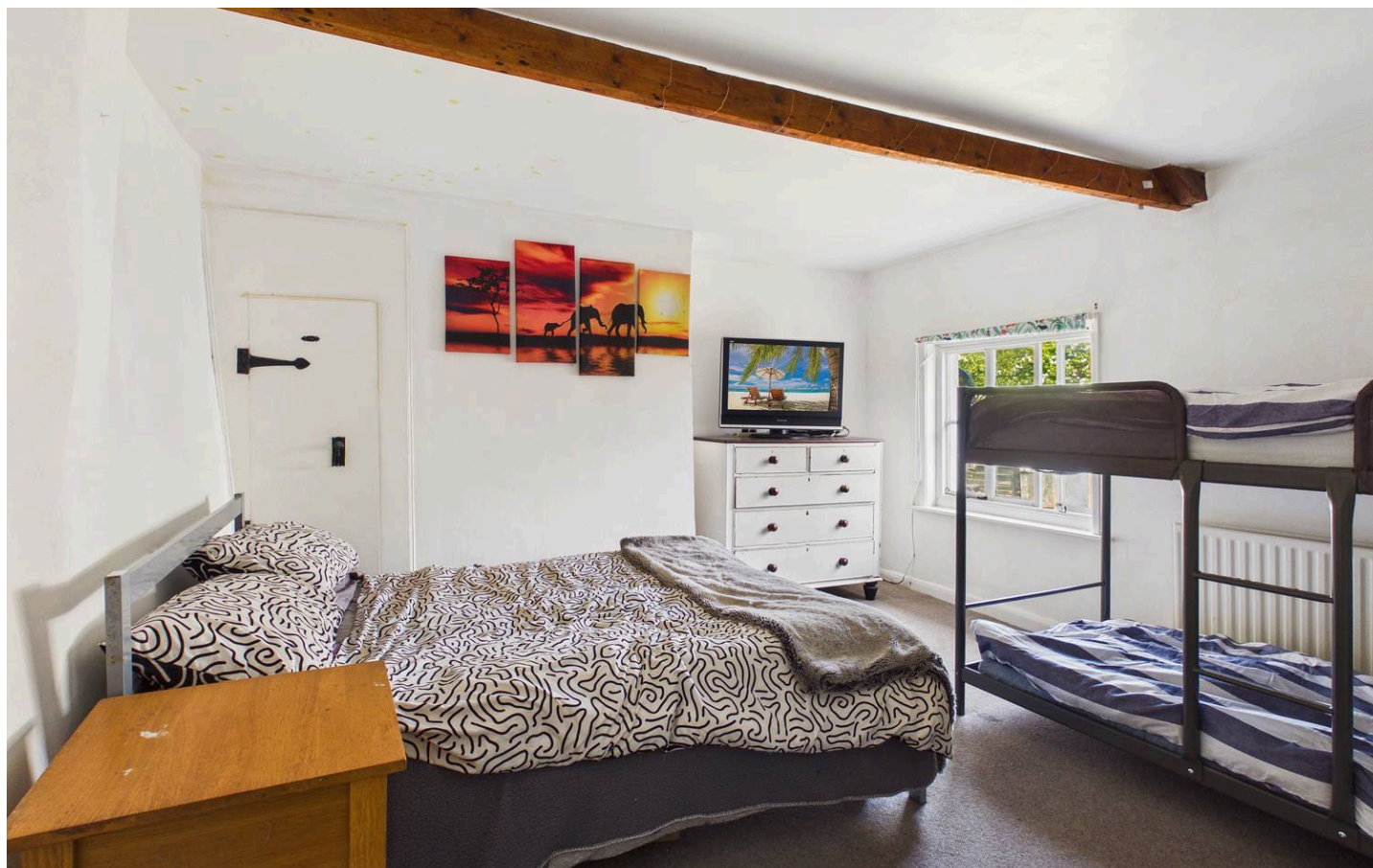


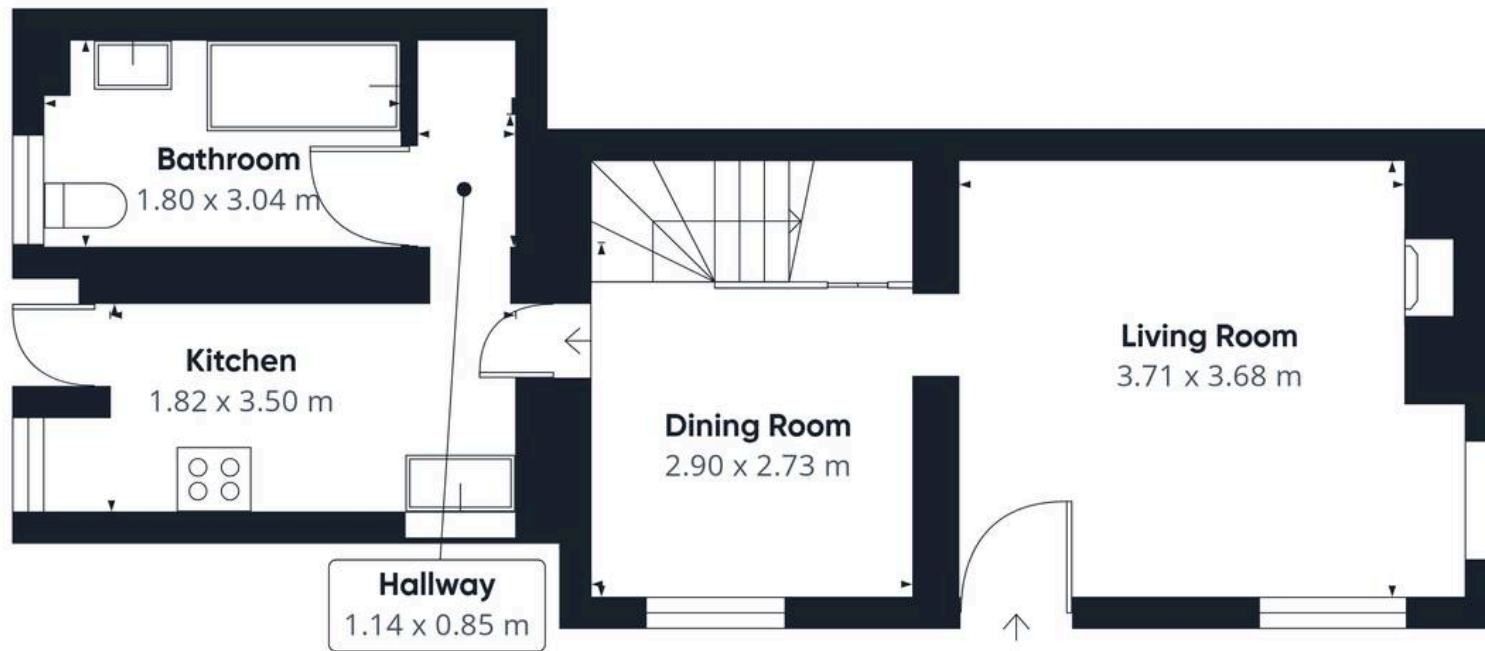
NORTH TAWTON is a small market town, the original settlement being alongside the banks of the River Taw around which grew a rich woollen trade. Today the town is home to an array of independent shops and services many of which are centred around the pretty market square with its George V Jubilee clock tower. There are also large employers including Gregory's Haulage and The Taw Valley Creamery, which also has a cheese shop. Both companies take advantage of North Tawton's access to a good roadwork, a 6.5 mile drive takes you to the A30. The town is also served by frequent buses with routes to Crediton, Exeter, Okehampton as well as Bideford and Barnstaple. In recent years the town has expanded to accommodate more families as they seek the convenience of a small town within a rural setting, the OFSTED Good primary school is also an attraction. North Tawton has also had its brush with celebrity. The Poet laureate Ted Hughes moved to the town with Sylvia Plath; it remained his home until his passing in 1998. More recently, the town became the fictional village of Clatterford St Mary and the setting for Jennifer Saunders' sitcom, Jam and Jerusalem.

DIRECTIONS : From the A3072 take the turning at DeBathe Cross to North Tawton. Enter the town and take a right turn onto Exeter Street. Continue up and the property can be found below the primary school, enter through the iron gates marked with a Helmores board.

For Sat Nav: EX20 2HD

What3Words: ///videos.bars.dumpy





Floor 0



Floor 1

Approximate total area⁽¹⁾
61.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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