1 Taw Vale Close, North Tawton, EX20 2EH

Guide Price **£230,000**

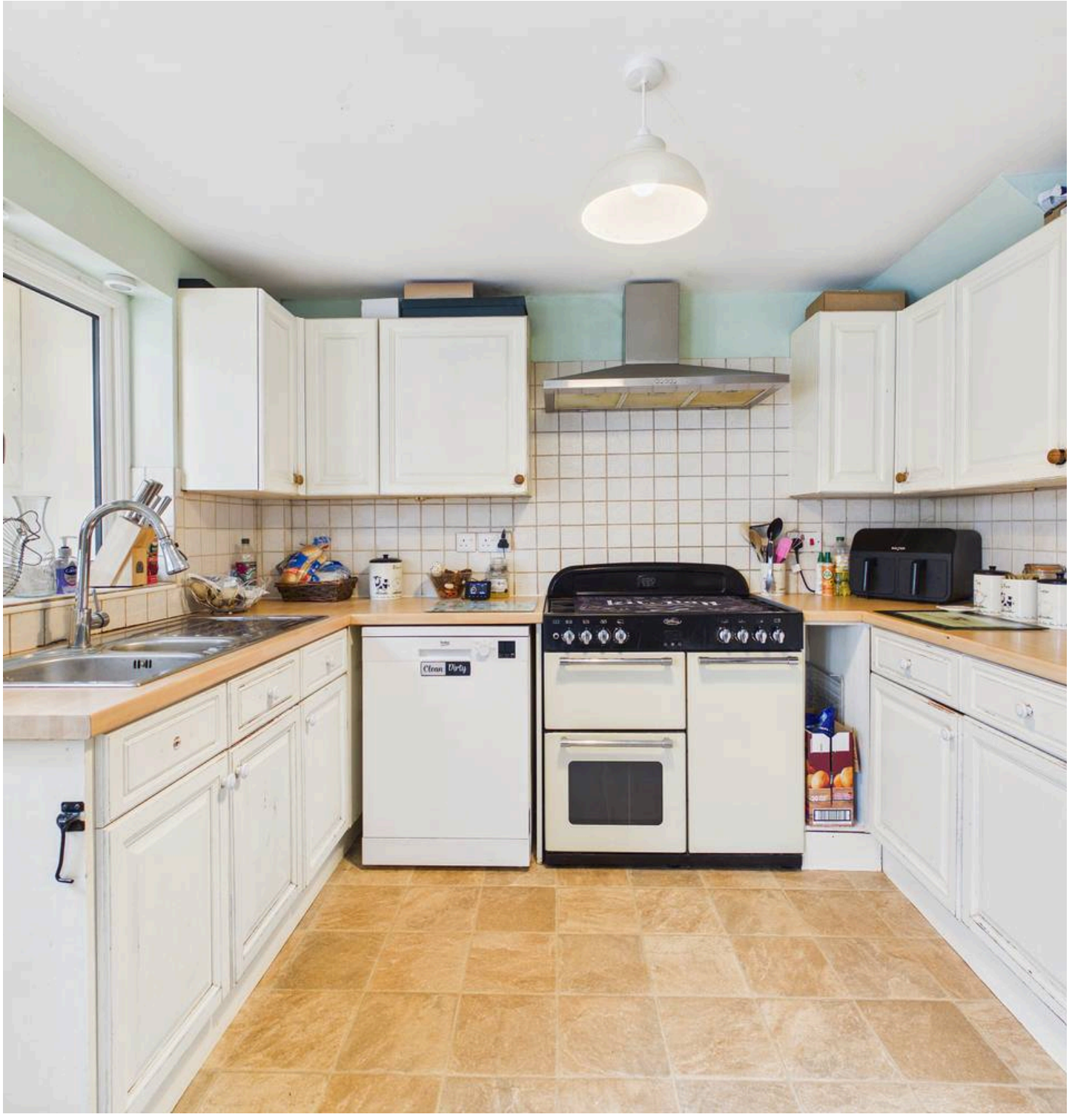
1 Taw Vale Close

North Tawton

- Modern semi-detached home in popular town setting
- Larger than average corner plot position
- Walking distance to primary school and town amenities
- Spacious living room with woodburner
- Kitchen/dining room plus useful utility/WC
- Three bedrooms and family bathroom
- Gas central heating and double glazing
- Garage and off-road parking for two vehicles
- Potential to reconfigure parking and enlarge rear garden (stp)
- No onward chain

Situated within a popular residential area of North Tawton, 1 Taw Vale Close is a modern semi-detached home offering more space than many similar properties thanks to its larger corner plot position.

North Tawton continues to be a popular small town for buyers wanting a good balance between countryside surroundings and day to day convenience. There's a strong community feel along with a range of amenities including a primary school, shops, pubs, doctor's surgery, dentist, vets and sports clubs, while the larger towns of Okehampton and Crediton are both within easy reach.



The property itself is offered with no onward chain and would suit a wide range of buyers, from first time purchasers through to families or investors.
Inside, the accommodation is practical and well laid out. The living room is a generous space with a woodburner creating a cosy focal point, while to the rear the kitchen/dining room provides a sociable everyday space with room for dining and doors out to the garden. Off here is a particularly useful utility area along with a ground floor WC.

Upstairs, there are three bedrooms, two comfortable doubles and a good single room, all served by the family bathroom.

The property benefits from mains gas central heating and double glazing throughout.

Outside, the larger than average corner plot gives additional outdoor space compared to many nearby homes. The front garden is mainly laid to lawn with a pathway leading to the entrance, while the enclosed rear garden offers a safe and manageable space for children, pets or sitting out in the warmer months.

To the rear is driveway parking for two vehicles leading to the garage. It's also worth noting that, subject to any necessary permissions, the layout could potentially be reconfigured to create parking at the front of the property instead, allowing the existing rear driveway area to be incorporated into and enlarge the rear garden.

Overall, this is a solid and well positioned home with plenty to offer, particularly for buyers wanting a bit more outside space while remaining close to the town's amenities.

Please see the floorplan for room sizes.

Current Council Tax: Band B – West Devon

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Standard

Listed: No

Conservation Area: No

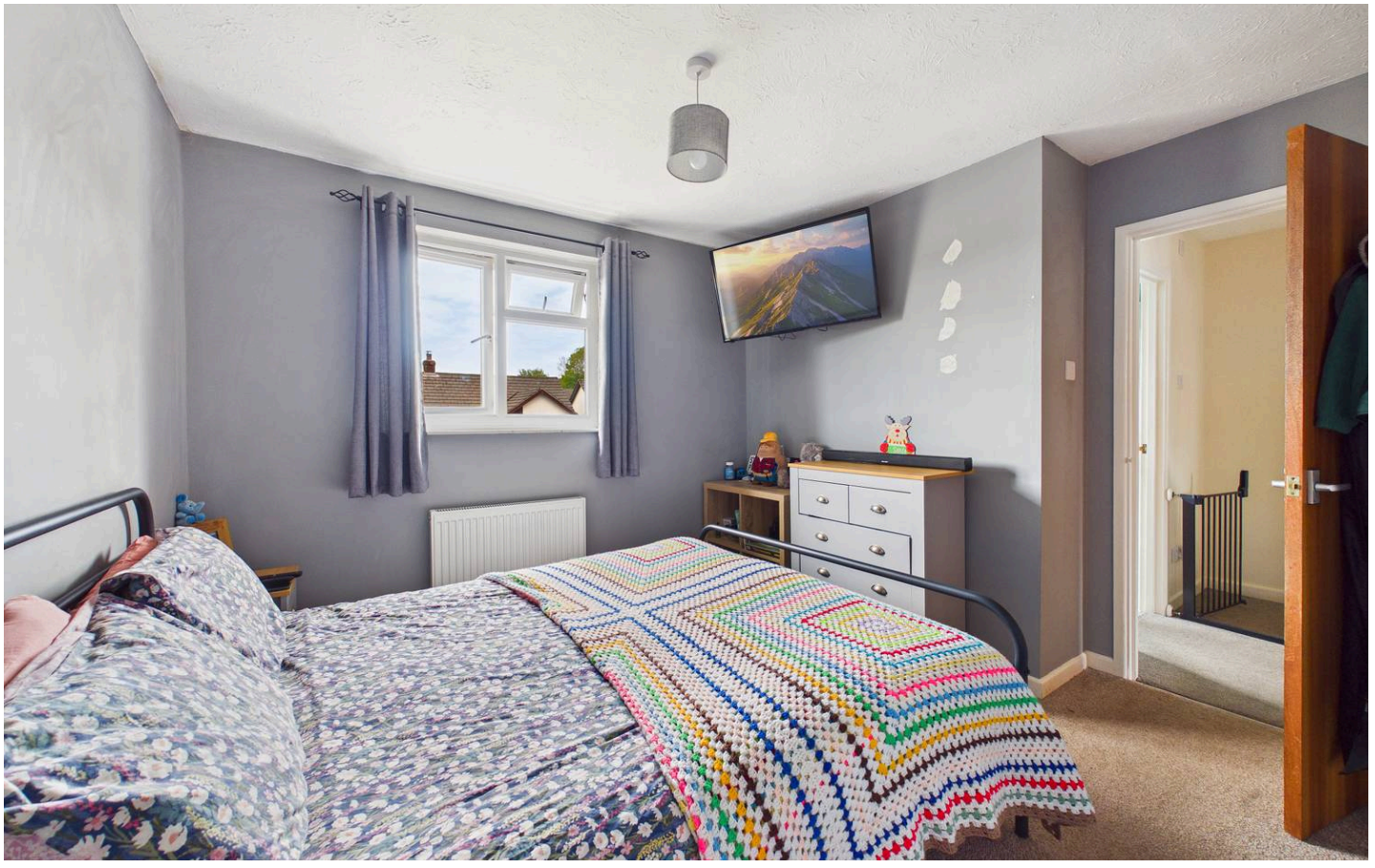
Tenure: Freehold

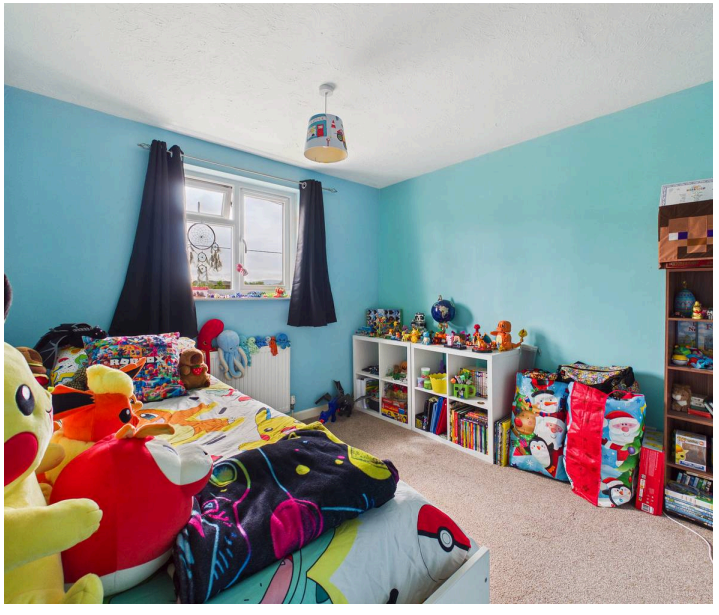
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

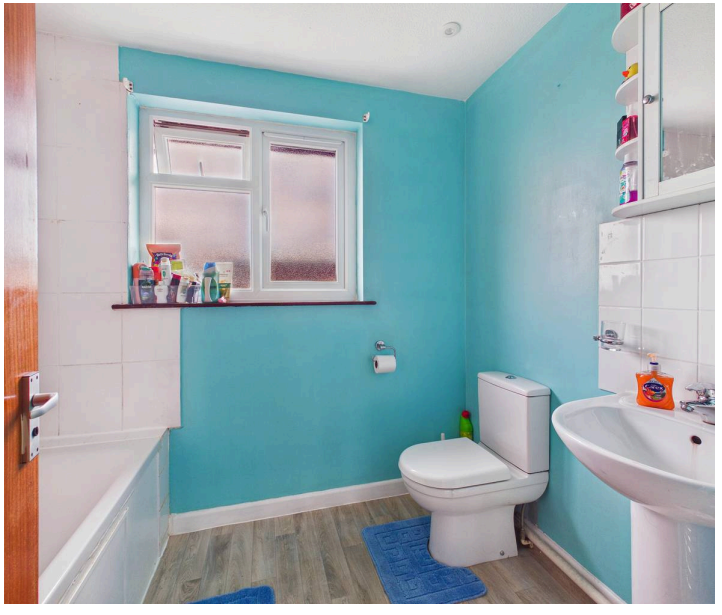
Agents' Notes:

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.

Broadband & Mobile Coverage:
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.







Floor 0

Floor 1

HELMORES

Approximate total area(1)

94.4 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.

GIRAFFE360

Digital Photo Enhancement/Virtual Staging:
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, 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.

Chain Status / Vacant Property:
We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

DIRECTIONS : Use EX20 2EH or what3words is ///hopeless.cocoons.jaundice

Entering North Tawton from the A3072 at De Bathe Cross, proceed down High Street and at the clock tower, bear left into Fore Street. proceed almost to the bottom and the property will be found on the right (just before the entrance to Taw Vale Close).

Helmores

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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 any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.