STAGS



21 Exeter Street







Town Centre 0.1 Miles. Exeter 19 Miles, Okehampton 7 Miles.

A deceptively spacious, double-fronted 3 bedroom property in North Tawton.

- Sitting Room
- Dining Room
- Kitchen
- 3 Bedrooms
- Courtyard Garden
- Council Tax: B
- EPC Rating: E
- Freehold

Guide Price £235,000

SITUATION

Located in the small Devon town of North Tawton, the property benefits from local shops, a post office, pubs, a primary school, medical and dental practices, and a veterinary surgery. Surrounding countryside offers easy access to the A30 for commuting to Exeter. Nearby Okehampton provides broader amenities, including three supermarkets (Waitrose included), secondary/sixth-form schooling, and a leisure centre at Simmons Park. Dartmoor National Park is close by for outdoor activities, while Exeter offers extensive shopping, M5 links, main-line rail, and an airport. Both Devon coasts are also within easy reach.

DESCRIPTION

A deceptively spacious, double-fronted property in North Tawton. The accommodation includes a sitting room with wood burner, dining room, fitted kitchen, three bedrooms (one currently configured as a bespoke walk-in wardrobe), and a bathroom. Externally, there is a rear courtyard garden with an outside W.C. and a solid block-and-cob snug offering conversion potential (subject to planning).

ACCOMMODATION

A timber entry door opens into the Entrance Hall, featuring mosaic-tiled flooring, lower-wall wood panelling, a storage cupboard with plumbing for a washing machine, a pantry cupboard, stairs rising to the first floor, and doors to: Sitting Room: Featuring a fireplace with an inset wood burner, built-in storage cupboard, and a front-aspect window. Dining Room: Complete with inset shelving and a front-aspect window. Kitchen: Fitted with a range of wall and base units, a stainless steel sink unit, an integrated electric under-oven, inset gas hob with an extractor hood over, built-in fridge/freezer, and a wall-mounted combi boiler, with dual windows to the side and rear. Rear Porch: With a uPVC double-glazed door leading out to the garden.

First Floor
A galleried landing provides loft access and leads to: Bedroom 1: A dual-aspect room with windows to the front and side, inset shelving, and character picture rails. Bedroom 2: Featuring a built-in cupboard and a front-aspect window. Bedroom 3 / Walk-in Wardrobe: Fitted with bespoke timber wardrobes featuring internal lighting, with a door leading through to: Bathroom: Comprising a low-level W.C., timber-panelled corner bath with an overhead shower and tiled surround, a wash basin with storage below, and a rear-aspect window.

OUTSIDE

To the immediate rear of the property is an enclosed courtyard garden featuring raised flower beds, timber decking, and a PVC door leading to an outside W.C. At the end of the garden sits an external snug of solid block and cob construction, complete with power, lighting, a bar, and an electric flame-effect burner. Featuring a side window, this space offers excellent potential for conversion (subject to the necessary planning consents).

SERVICES

Mains gas, water, electricity and drainage. Broadband Coverage: Superfast up to 80 Mbps. (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services. Mobile Coverage: EE, 02, 3 good outdoor, variable in home. (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

DIRECTIONS

For Sat Nav purposes, the postcode is EX20 2HB
what3words ///moral.observers.chips


LANDKARTE
POLITISCHE BÜNDNISSE
VERTEIDIGUNGSPAKTE









Approximate Gross Internal Area 994 sq ft - 92 sq m
(Excluding Garage)
Ground Floor Area 510 sq ft – 47 sq m
First Floor Area 484 sq ft – 45 sq m
garage Area 211 sq ft – 20 sq m



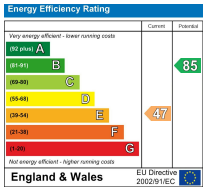
PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.

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