

Tawstock View

Tawstock View, 3 Village Cottages

Bishops Tawton, Barnstaple, EX32 0DB

Within walking distance of village amenities & open countryside.
10 minutes from Barnstaple/the Link Road

A charming & deceptively spacious four-bedroom cottage, set within the heart of this highly sought-after village

- Sitting Room, Dining room & Kitchen
- Deceptively spacious
- Off road parking
- Within the heart of the village
- No onward chain
- Four double bedrooms & 2 bathrooms
- Sunny enclosed gardens
- Character cottage
- Freehold

Guide Price £380,000







SITUATION

The property is set within the heart of the village with all amenities within walking distance. There are also bus services nearby which run to Barnstaple, which is less than 10 minutes by car, and as the regional centre, offers the area's main business, commercial, leisure and shopping venues, as well as live theatre and district hospital. On the periphery of Barnstaple is the North Devon Link Road, which runs on in a further 45 minutes or so to Jct.27 of the M5 Motorway, and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. A branch railway line links Barnstaple with Exeter St David's and Exeter Central. Just over half an hour by car are the renowned coastal resorts of Croyde, Instow, Saunton (also with Championship Golf Course), Putsborough and Woolacombe. Exmoor National Park is a similar distance. The area is well served by a range of state schools, as well as private schools with Kingsley at Bideford, West Buckland and Blundell's at Tiverton. Another benefit of the property is the proximity to lanes which lead to open countryside and miles of excellent public footpaths.

DESCRIPTION

A charming and deceptively spacious four-bedroom cottage, set within the heart of this highly sought-after village. The property enjoys private wrap-around gardens, off-road parking for multiple vehicles, and offers an inviting blend of character and comfort. Being presented with no onward chain, this is a home that truly needs to be viewed to be fully appreciated.

ACCOMMODATION

An entrance porch provides useful space for boots, coats and everyday storage, leading into a charming living room with exposed beams and an inglenook fireplace complete with wood-burner, creating a lovely cottage atmosphere. The kitchen, which benefits from underfloor heating, is fitted with a modern range of units including an integrated washing machine, dishwasher, and a Bosch oven with matching hood. A door opens to the rear garden, and the kitchen also flows neatly into the dining room, where steps rise to a double bedroom. A shower room with a double shower cubicle, WC and sink completes the ground-floor accommodation.

On the first floor, the landing gives access to three characterful bedrooms, one of which features built-in wardrobes. The family bathroom includes a side-panel bath, WC and sink.

OUTSIDE

To the front of the property there is driveway parking for up to two vehicles, a car port that provides space for a wood store and bins, plus a side gate giving access to the garden.

The gardens are private, wrap around the property, and offer numerous spots for seating and alfresco dining. The rear garden has been thoughtfully landscaped to include a level lawn with a beautiful willow tree, a patio terrace with an assortment of plants and shrubs, and a raised composite decking area with a veranda, a wonderful place to sit and enjoy the views towards Tawstock.

From this upper garden, steps lead down to a further patio terrace featuring a brick-built covered seating area with integrated benches, creating a peaceful and sheltered space to relax. This area is ideal for alfresco dining and entertaining, with convenient access into the kitchen.

There is also a very useful storage shed, perfect for bikes, surfboards, garden furniture, mowers and other equipment.

SERVICES

All mains connected.
Gas central heating.

AGENT NOTES

Furniture is available by separate negotiation.
Property re-roofed around 18 years ago.
New boiler installed 3 years ago.

LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or rentals.northdevon@stags.co.uk

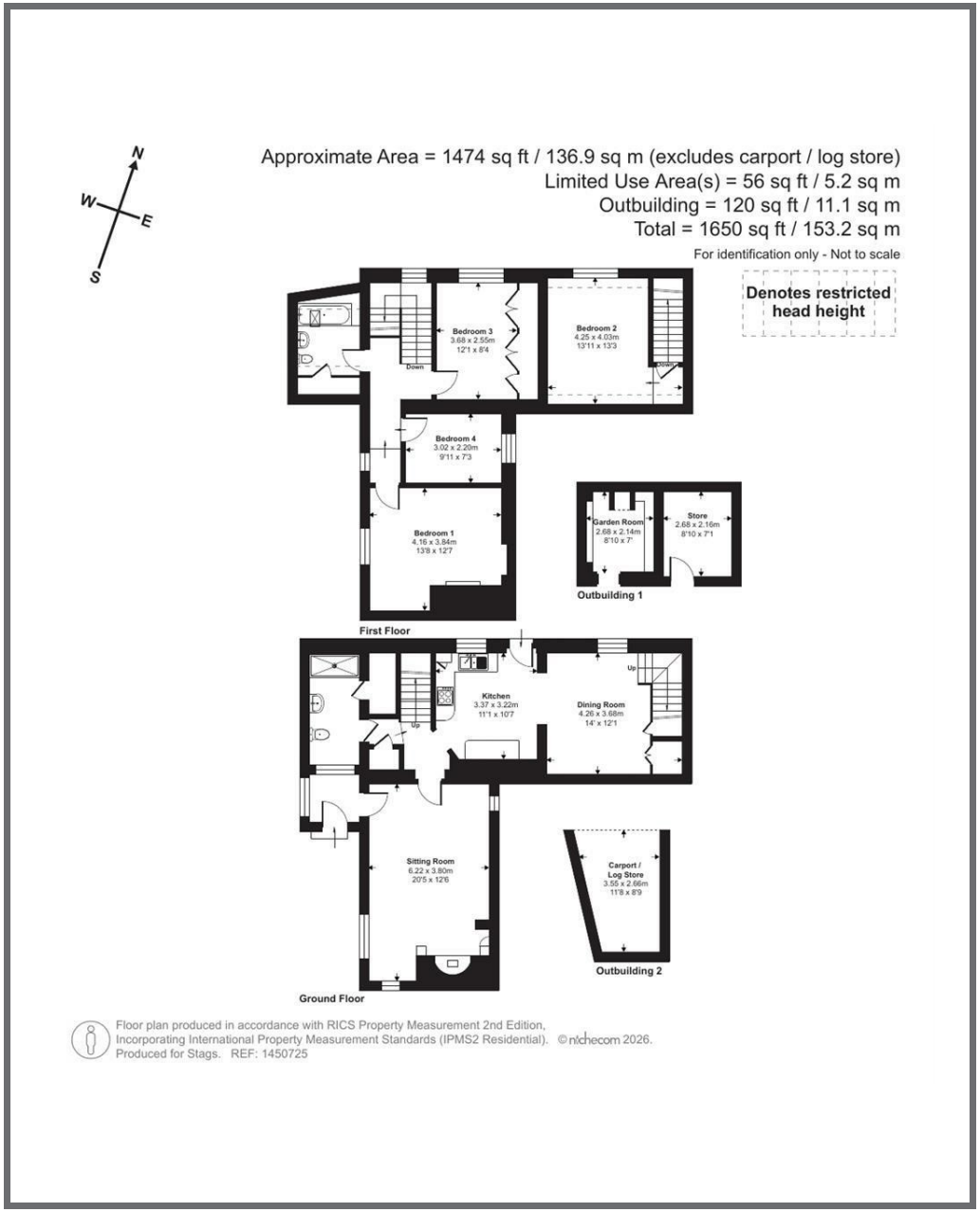


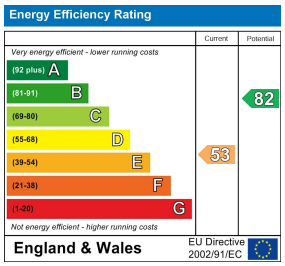




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