



57 HIGH STREET
O.I.R.O £250,000

Charming Character Cottage with Generous Rear Gardens
NORTH TAWTON

MILLER TOWN & COUNTRY
exp UK



- » Charming Character Cottage
- » Double Glazed / Gas Central Heating
- » Long Rear Garden
- » Close to Amenities
- » Deceptively Spacious
- » Cosy Sitting Room with Woodburner
- » Utility /WC

The Property

This deceptively spacious and beautifully presented three bedroom cottage sits towards the edge of town, within easy walking distance of the centre and it's amenities. This charming cottage has been sympathetically modernised and updated by the current owners. One enters a cosy sitting room with woodburning stove and a wide turning open tread stair case at the far end. Beyond this is a well presented modern kitchen/ breakfast room off which is a useful utility room and cloakroom/WC. On the first floor are three double bedrooms along with a spacious and well presented bathroom.



Outside

To the front is a small courtyard garden setting the cottage back from the road, and to the rear is a small courtyard with a useful lean to store/shed. Steps lead up to a pleasant gravelled seating area, and beyond this more steps lead to a long level garden with further patio area lawn and useful garden shed. There are well planted borders with a variety of shrubs and perennials and at the far end of the garden two raised beds for fruit or vegetables.







Location

The town of North Tawton enjoys a vibrant community and sits between the two larger towns of Crediton and Okehampton, which offer a more comprehensive retail centre and secondary schooling. The nearby city of Exeter is approximately 24 miles away and the A30 corridor is only 7 miles away. The property is within easy reach of local amenities including primary school, local stores and post office, take aways, cafe, public houses as well as doctors and vets.

KEY INFORMATION

	3 Bedrooms		EPC Rating: C (71)
	1 Bathroom		Council Tax Band: B
	1 Reception Room		Tenure: Freehold
	On street parking		Broadband: FTTP *Per Ofcom
	Not Listed		Mobile Signal: Variable-Good *Per Ofcom
	Heating: Gas central heating		Not currently adapted for wheelchair users
	Utilities: Mains electric, water, drainage and gas		
	Restrictions: Located in conservation area		
	Easements, Wayleaves: None known		
	Public Rights of Way: None		
	Flooding: None known		
	Notable Construction Materials: None known		
	Building Safety Concerns: None known		
	Mining Area: No		
	Planning Permission / Proposed Developments: None known		

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VIEWING:

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