



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 its 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.





Total area: approx. 77.8 sq. metres (837.0 sq. feet)

## 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.

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### VIEWING:

Strictly through the vendor's sole agents  
Tavistock 01822 617243  
Okehampton 01837 54080

## 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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