



mansbridgebalment

NORTH TAWTON

OIRO £155,000



# 22 High Street, North Tawton, EX20 2HG

## SITUATION AND DESCRIPTION

This fine property is conveniently situated a short distance from the town square of North Tawton and its amenities.

North Tawton is a small town (population 1750) which is situated in the middle of Devon in good farming country. There are a good range of local amenities including Post Office Stores, a Spar Store, the Parish Church, four Public Houses, a well-respected primary school and a regular bus service. The market town of Okehampton lies approximately 7 miles to the southwest.

Okehampton lies on the northern edge of Dartmoor National Park. It is approximately 30 miles from both the north and south Devon coasts. There are superb local beauty spots where one may enjoy walking, riding and fishing. The shopping area contains several banks and supermarkets, including Waitrose, as well as many interesting locally owned shops. Primary and secondary education is well catered for in local schools. The recreation ground and park contains, amongst other things, a covered heated swimming pool. Most sports are available including 18 hole golf course, squash courts, indoor rifle range and thriving rugby and soccer clubs.

A well-presented mid-terraced Victorian house, believed to have been built in 1842. The property is not listed and offers deceptively spacious accommodation, which briefly comprises of entrance vestibule; hallway with Victorian tiled flooring; sitting room with Victorian feature fireplace; a spacious family-style kitchen/dining room; utility room and rear porch leading to the garden. To the first floor is a spacious, light landing with doors to two double bedrooms and a bathroom. The property has full double glazing, modern electric heating, with underfloor heating to the sitting room and bathroom. The rear garden is south-facing and approximately 90 feet in length, with pleasant seating areas, small pond a well-built summerhouse/store. We are delighted to be appointed as sole agents for the sale of this lovely property, which viewing is essential to be fully appreciated.

## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

PVCu Entrance door to:-

### **ENTRANCE VESTIBULE**

5' 8" x 3' 5" (1.75m x 1.05m)

Hanging space for coats; inset fitted doormat; arched part glazed double doors to:-

### **HALLWAY**

Victorian tiled flooring; stairs to first floor landing; under stairs storage cupboard; Mains smoke alarm. Doors to:-

### **SITTING ROOM**

14' 4" [excluding bay] x 12' 10" (4.39m [excluding bay] x 3.92m)

Bay window to front; Victorian fireplace with open hearth; built-in television and storage unit; television and telephone points; wood effect flooring; underfloor heating.





#### **KITCHEN/DINING ROOM**

22' 4" x 9' 0" (6.83m x 2.76m)

Window to rear overlooking garden; matching wall and floor kitchen units with part tiled surrounds and roll top work surfaces; stainless steel sink and drainer; space and plumbing for dishwasher; space for oven and fridge/freezer; space for dining table and chairs; tile effect flooring; storage cupboard with coloured panel glazed inserts; modern electric 'Roointe' heater.

#### **UTILITY ROOM**

12' 2" x 5' 8" (3.71m x 1.75m)

Door to rear; appliance space and plumbing for washing machine; storage units with roll top work surfaces and part tiled splash backs; stainless steel sink and drainer; tiled flooring.

#### **REAR PORCH**

4' 9" x 4' 10" (1.46m x 1.48m)

Shelving; door to garden.

#### **FIRST FLOOR**

#### **LANDING**

Windows to side and rear; loft hatch doors; Mains smoke alarm. Doors to:-

#### **BEDROOM ONE**

14' 7" x 11' 3" (4.47m x 3.43m)

Window to front; two fitted wardrobes; hanging space and shelving.

#### **BEDROOM TWO**

9' 6" x 10' 0" (2.9m x 3.07m)

Window to rear overlooking garden; modern electric 'Roointe' heater; wood effect floor; built-in storage cupboard.

#### **BATHROOM**

9' 7" x 6' 6" (2.94m x 1.99m)

Obscure window to side; low level w.c.; pedestal wash hand basin; comma shaped bath with central taps and electric shower; heated towel rail; tiled floor; under floor heating; electric heater; airing cupboard housing hot water tank.

#### **OUTSIDE**

The rear garden is south-facing and has been thoughtfully landscaped and well-tended. It is approximately 90 feet in length, with some pleasant seating areas, a small pond a well-built summerhouse/store. The garden offers a good deal of privacy, enjoys a sunny south-facing aspect and adjoins the local recreational ground.

#### **SUMMERHOUSE**

13' 9" x 9' 10" (4.2m x 3.01m)

Overall measurement A well-constructed timber summerhouse, it is currently divided in to two sections, with the back section providing a useful storage area. The summerhouse is situated at the very bottom of the garden, where one can sit and enjoy a good deal of privacy, peace and quiet.



# BETTER COVERAGE, WIDER CHOICE

MORE LOCAL OFFICES than any other Estate Agent in our AREA \*



## SERVICES

Mains water, mains electric, mains drainage. Modern electric room heaters and partial underfloor heating.

## OUTGOINGS

We understand this property is in band B for Council Tax purposes.

## VIEWINGS

Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371 or email: okehampton@mansbridgebalment.co.uk

## DIRECTIONS

From the centre of Okehampton, proceed in a easterly direction into East Street. At the second set of traffic lights turn left into Barton Road and leave the town via Crediton Road heading towards North Tawton. After approximately 7 miles turn left, signposted North Tawton. Upon entering the town of North Tawton, proceed down the hill towards the town square. The property will be found on the left hand side, a short distance from the town square.



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\* PL19, PL20, EX20