



mansbridgebalment

NORTH TAWTON £125,000



61 High Street, North Tawton, EX20 2HG

SITUATION AND DESCRIPTION

The property is situated in the High Street of the popular Devon town of North Tawton.

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 and four Public Houses. The market town of Okehampton lies approximately 7 miles to the southwest.

A maisonette in need of some improvement and modernisation, with accommodation briefly comprising of: communal entrance (shared with one other property), leading into a lounge/dining room and door to a kitchen. To the first floor is a split landing, with doors to a double bedroom and a bathroom, with airing cupboard containing a modern gas boiler, which powers the central heating and hot water. There is also full double glazing.

Immediately to the rear of the property is a courtyard garden, with a pathway leading to the side, giving access to a substantial block-built store, with steps leading up to a further area of garden, which is currently overgrown. We are delighted to be appointed as sole agents and viewing is highly recommended.

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:

COMMUNAL ENTRANCE HALL

Shared with one other property, with a further door into:-

LOUNGE/DINING ROOM

11' 8" x 11' 7" (3.56m x 3.54m)

Window to front; radiator; smoke alarm; door to:-

KITCHEN

11' 3" x 4' 8" (3.43m x 1.44 < 2.41m)

Window and door to rear; wall and floor mounted kitchen units, with roll-top work surface and part-tiled splashbacks; stainless steel sink and drainer; space for oven; Understairs storage cupboard; radiator; stairs to first floor landing.



FIRSR FLOOR

SPLIT LANDING

Hatch to loft space and doors to:-

BEDROOM

12' 0" x 11' 8" (3.67m x 3.58m)

Window to front and radiator.

BATHROOM

8' 5" x 5' 0" (2.57m x 1.53m)

Obscure glazed window to rear; low-level wc; panel enclosed bath; pedestal wash hand basin; radiator; airing cupboard with slatted shelving and gas-fired Worcester combi-boiler.

OUTSIDE

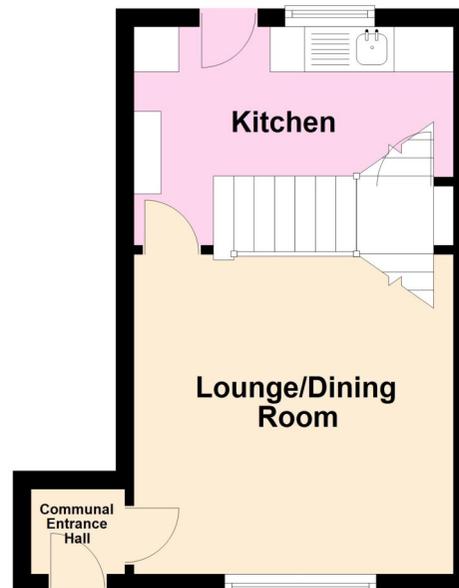
Immediately to the rear of the property is a level courtyard garden, with a pathway leading to a:-

BLOCK-BUILT STORE

11' 0" x 10' 4" (3.37m x 3.15m)

Steps to the side of the store lead to further area of garden, which is currently overgrown, so difficult to view and establish boundaries

Ground Floor



First Floor



FLOOR PLAN DISCLAIMER These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright © Mansbridge Balment 2019
Plan produced using PlanUp.

TENURE

The property is leasehold and will be offered with a 999 year lease.

SERVICES

Mains water, gas, electricity and drainage.

OUTGOINGS

We understand this property is in band ' A ' for Council Tax purposes,

VIEWINGS

Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371.

DIRECTIONS

For SAT NAV use the property postcode EX20 2HG.

From De Bathe Cross, follow the signs in to North Tawton town. Proceed straight across the mini roundabout and at the brow of the hill the property will be found on the right-hand side, identified by a Mansbridge Balment for sale board.

BETTER COVERAGE, WIDER CHOICE
MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***



EPC Rating 65 Band D

01355

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** PL19, PL20, EX20*