STAGS



21 Strawberry Fields

21 Strawberry Fields, , North Tawton, Devon, EX20 2GX







Exeter 20 Miles, Okehampton 7 Miles, A30 6 Miles.

A well presented and extended five bedroom detached home with double garage and gardens.

- Kitchen and Utility Room
- Conservatory and Cloakroom
- Sitting/Dining Room
- Large Principle Bedroom with En Suite
- Four Further Bedrooms
- Bath and Shower Room
- Double Garage and Gardens
- Freehold
- EPC Band B
- Council Tax Band E

Guide Price £399,950

SITUATION

The property occupies a convenient location in the heart of the small market town of North Tawton. The town offers a comprehensive range of amenities which include supermarket, various local shops, post office, public houses, primary school, dentists, doctors and veterinary surgeries. The town is situated amidst rolling Devonshire countryside, lying with easy driving distance of the A30 and within commuting distance of Exeter. The large town of Okehampton offers a more comprehensive range of facilities having three supermarkets (including a Waitrose) and a good range of locally and nationally owned shops and businesses. There is schooling facilities to sixth form level and state of the art leisure centre in the attractive setting of Simmons Park. The Dartmoor National Park is easily accessible with its hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoors pursuits. The Cathedral and University of Exeter has an excellent shopping centre, together with M5 motorway, main line rail and international air connections. This particular part of Devon is well known for its unspoilt countryside and scope for sporting and leisure facilities. In addition, the north and south coasts of Devon with attractive beaches and delightful coastal scenery are within easy driving distance.

DESCRIPTION

A well presented five bedroom detached family home situated on this popular modern development. The property was built around 2005 and benefits from double glazing and gas fired central heating. Since the present vendors occupation, the property has been delightfully extended creating a double garage and extended over the garage, with a superb first floor principal bedroom, with large en suite bathroom. A further addition includes solar panels with feed in tariff. There is additional parking to the side of the house and an attractive enclosed garden.

ACCOMMODATION

Via double glazed door to ENTRANCE PORCH: Further glazed door to ENTRANCE HALL: Staircase to first floor, doors to UTILITY ROOM: Fitted worktop with inset sink and drainer and cupboards under. Plumbing and space for washing machine and tumble drier. Window to front aspect. CLOAKROOM: WC, pedestal wash basin. KITCHEN: Range of wall/timber base cupboards and drawers with work surfaces over and inset sink and drainer. Double oven, four ring gas hob with extractor hood over Integral fridge/freezer, tiled floor, wall mounted gas boiler. Window to front aspect. SITTING/DINING ROOM: Window to rear aspect, fireplace with inset gas fire. understairs cupboard. French doors to CONSERVATORY: Low level walls with window surrounds and glazed roof. Underfloor electric heating and French doors to the garden.

FIRST FLOOR LANDING: Airing cupboard with linen shelving. Access to loft space with ladder and light. Door to BEDROOM 1: A delightful spacious room with two large Velux windows and window to front aspect. Feature glazed door to EN SUITE BATHROOM: Freestanding bath, vanity wash basin with light/mirror over. WC, large shower cubicle with mains fed mixer shower. Opaque window to front, heated towel radiator. BEDROOM 2: Window to rear overlooking the garden. BEDROOM 3: Window to rear aspect. SHOWER ROOM: Shower cubicle with mains fed mixer shower. Pedestal wash basin. WC, heated towel radiator. Tiled floor. BEDROOM 4: Window to front aspect. BEDROOM 5: Window to front aspect. BATHROOM: Panelled bath with mixer shower attachment, pedestal wash basin. WC. Heated towel radiator. Tiled floor.

OUTSIDE

Immediately to the font of the house is a gravelled open plan garden. To the side of the garage is off road parking, with a gate opening to an area housing a GARDEN SHED. A path leads to the rear garden giving access to the rear garage door and conservatory. External power socket and tap. The rear garden has been attractively landscaped being largely paved with established raised flower beds, borders and trees. DOUBLE GARAGE: With twin roller electric doors. Light and power connected. Personal door to rear.

SERVICES

Mains water (metered), gas, electricity and drainage. Solar Panels with feed in tariff.
Broadband Coverage: Ultrafast up to 900 Mbps (Ofcom). Present vendors use Airband.
Mobile Coverage: EE likely indoors. All providers likely outdoors (Ofcom).

DIRECTIONS

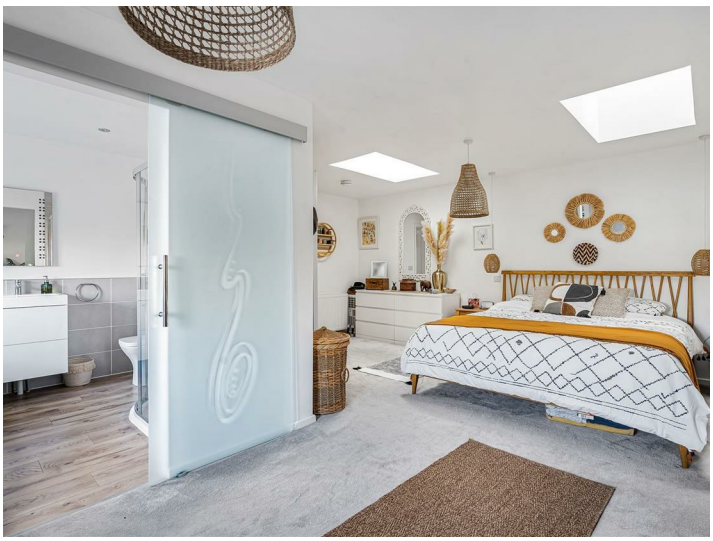
For SAT NAV purposes, the postcode is EX20 2GX
What3words: ///reclined.welfare.brew



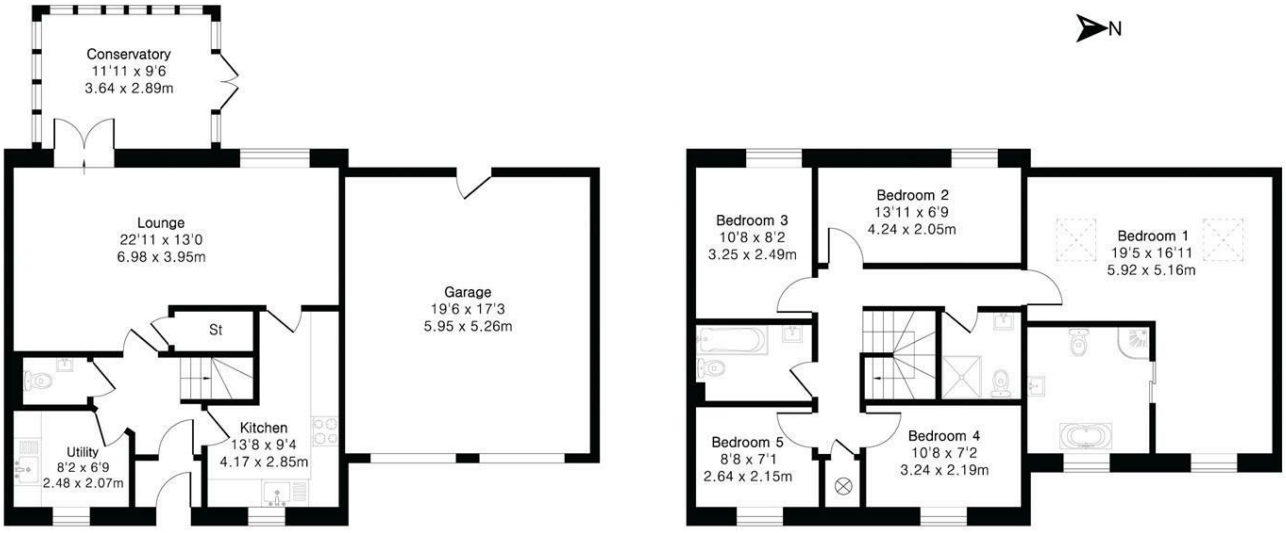








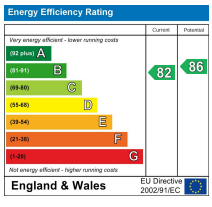
Approximate Gross Internal Area 1594 sq ft - 148 sq m
(Excluding Garage)
Ground Floor Area 685 sq ft – 64 sq m
First Floor Area 909 sq ft – 84 sq m
Garage Area 337 sq ft – 31 sq m



Ground Floor

First Floor

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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