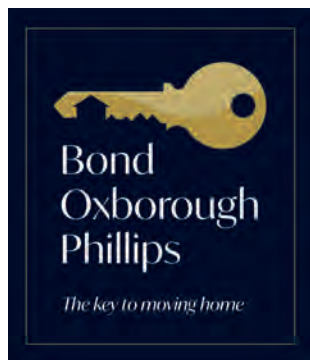




2 Garden Cottages South Tawton EX20 2LS



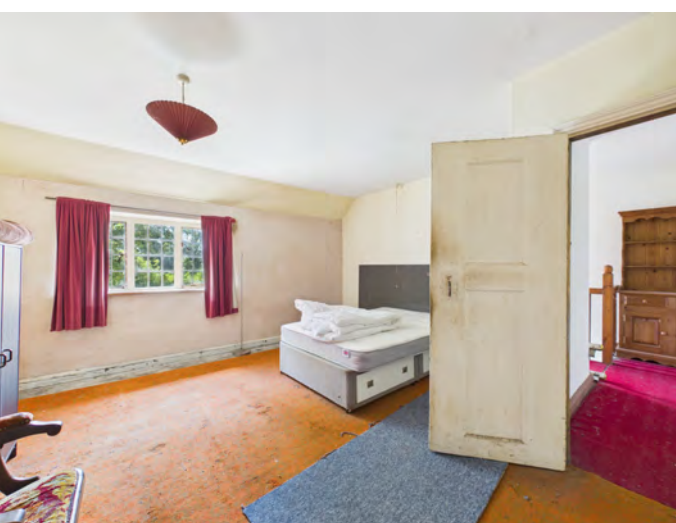
Guide Price- £170,000

2 Garden Cottages, South Tawton, EX20 2LS

Situated in the heart of the highly sought-after village of South Tawton, this two-bedroom mid-terraced cottage presents a fantastic opportunity for buyers looking to create their dream home.



- Two Bedroom Mid-Terraced Cottage
- Complete Renovation Required Throughout
- Fantastic Opportunity To Add Value
- Spacious Living Room
- Kitchen & Separate Utility Room
- Two Generous Double Bedrooms
- Large Rear Garden
- Character Property With Great Potential
- Sought-After Village Of South Tawton
- Edge Of Dartmoor National Park
- No Onward Chain
- Council Tax Band - D
- EPC - TBC



Situated in the heart of the highly sought-after village of South Tawton, this two-bedroom mid-terraced cottage presents a fantastic opportunity for buyers looking to create their dream home. Requiring complete renovation throughout, the property offers endless potential and is perfectly suited to builders, developers or anyone searching for an exciting refurbishment project.

Full of character and charm, the cottage provides a blank canvas ready to be transformed. The accommodation currently comprises an entrance hall, a spacious living room, kitchen and separate utility room to the ground floor. Upstairs are two generous double bedrooms and a family bathroom, with the well-proportioned layout lending itself to a variety of renovation possibilities.

To the rear, the property enjoys a sizeable garden which, although requiring attention, offers excellent scope to create a wonderful outdoor space. Whether you're looking to establish landscaped gardens, a productive vegetable plot or simply a place to relax and entertain, the garden provides plenty of potential.

South Tawton is one of West Devon's most desirable villages, lying on the edge of the spectacular Dartmoor National Park. Surrounded by beautiful countryside, the village enjoys a thriving community, a well-regarded primary school, parish church and popular village inn, whilst the nearby market town of Okehampton offers a comprehensive range of shopping, schooling and leisure facilities together with excellent transport links via the A30.

Properties requiring complete renovation in such a desirable location are becoming increasingly difficult to find, making this an exciting opportunity for those looking to add significant value. Whether you're searching for a permanent residence, a holiday home or an investment project, this charming cottage offers the chance to create something truly special.

Offered to the market with no onward chain, an early viewing is highly recommended to appreciate the potential, generous accommodation and sought-after village location.

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

01837 500600

Changing Lifestyles

The village of South Tawton is a picturesque and highly sought-after rural village, nestled within the stunning Dartmoor National Park. Surrounded by rolling countryside and open moorland, it offers endless opportunities for walking, cycling, horse riding and enjoying the great outdoors. The village itself benefits from a beautiful parish church, a historic church room hosting a variety of community events and activities, and a welcoming village atmosphere.

The neighbouring village of South Zeal, just a short distance away, provides a well-regarded primary school, a post office/general store, two traditional public houses and an active local community. The nearby market town of Okehampton offers a comprehensive range of amenities including supermarkets, independent shops, cafés, restaurants, schooling, leisure facilities and a modern medical centre. Okehampton also benefits from a railway station providing regular services to Exeter, making it an increasingly popular location for commuters.

Excellent transport links are available via the nearby A30 dual carriageway at Whiddon Down, providing straightforward access to Exeter, the M5 motorway and Cornwall. Combining the tranquillity of village life with excellent accessibility and the spectacular scenery of Dartmoor on the doorstep, South Tawton is a wonderful place to call home.



Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01837 500600
for more information or to
arrange an accompanied viewing
on this property.

Scan here for
our Virtual Tour:





Floor 0



Floor 1

Approximate total area⁽¹⁾

955 ft²

88.7 m²

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

PLEASE NOTE:

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.