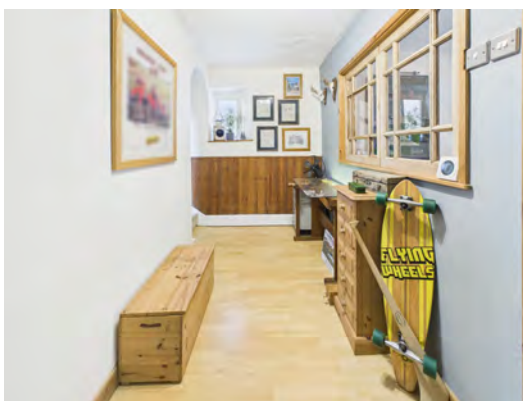




14 High Street North Tawton EX20 2HF



Guide Price - £230,000



14 High Street, North Tawton, EX20 2HF.

A characterful three-bedroom home offering spacious living, a charming cottage-style kitchen, an enclosed garden with garden room, and easy access to local amenities and countryside walks...



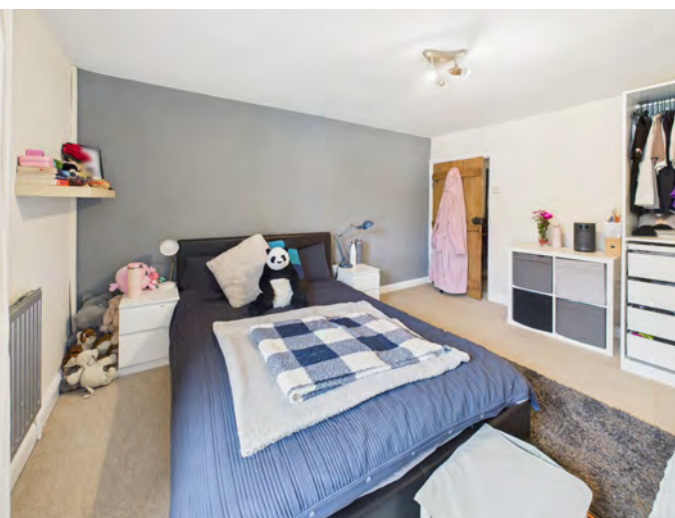
- Spacious 18ft Front Living Room
- Charming Cottage-Style Kitchen Space
- Rustic Units And Tiled Flooring
- Versatile Second Reception Room
- Three Well-Proportioned Bedrooms
- Ideal Home Office Or Guestroom
- Characterful Decorative Tiled Staircase
- Enclosed And Private Rear Garden
- Detached Garden Room With Power
- Sought-After North Tawton Location
- Full Of Warmth And Charm
- Council Tax Band - B
- EPC - TBC



Are you looking for a home full of charm, character, and space – all tucked away in a vibrant Devon town? This unique three-bedroom property in North Tawton could be just the one. From its spacious living areas and cottage-style kitchen to a generous garden and versatile layout, this home ticks all the boxes for first-time buyers, small families, or anyone seeking something a little more individual.

Located in a popular residential spot, this home offers a wonderful blend of period features and everyday practicality. Step inside and you're welcomed into the large living room measuring over 18ft in length, ideal for cosy nights in or entertaining friends and family. Beyond this, an additional space connects the downstairs rooms, offering access to the kitchen on the left and the staircase to the upper floor on the right. This flexible layout is great for those who like distinct yet connected spaces.

To the rear is a spacious kitchen/dining room filled with rustic charm. With its tiled floor, cottage-style units, and inviting atmosphere, it's a fantastic space for family meals or relaxed weekend breakfasts. A door lead out to a private, enclosed garden, which is ideal for children, pets, or simply soaking up the sun.



Upstairs, the layout continues to impress. There are two generous double bedrooms at either end of the property, along with a third bedroom that's ideal as a guest room or ever-popular home office. A family bathroom with bath and overhead shower completes the accommodation.

Outside, the garden offers plenty of space to unwind or entertain, and includes a versatile garden room, perfect for remote working, hobbies, or as a creative retreat.

North Tawton itself is a thriving and welcoming town with a great range of amenities, including shops, pubs, a post office, and easy access to the nearby countryside and Dartmoor National Park.

This is a home that offers something special – don't miss the chance to view it for yourself.

Changing Lifestyles

North Tawton is located on the Tarka Trail and is fortunate enough to boast rugby, football and cricket clubs, bowls aerobics, yoga and badminton as well as a variety of societies including scouts, guides, youth club and drama group etc.

The former market town of Okehampton, lies approximately six miles to the west offering additional complementary facilities and educational establishments.

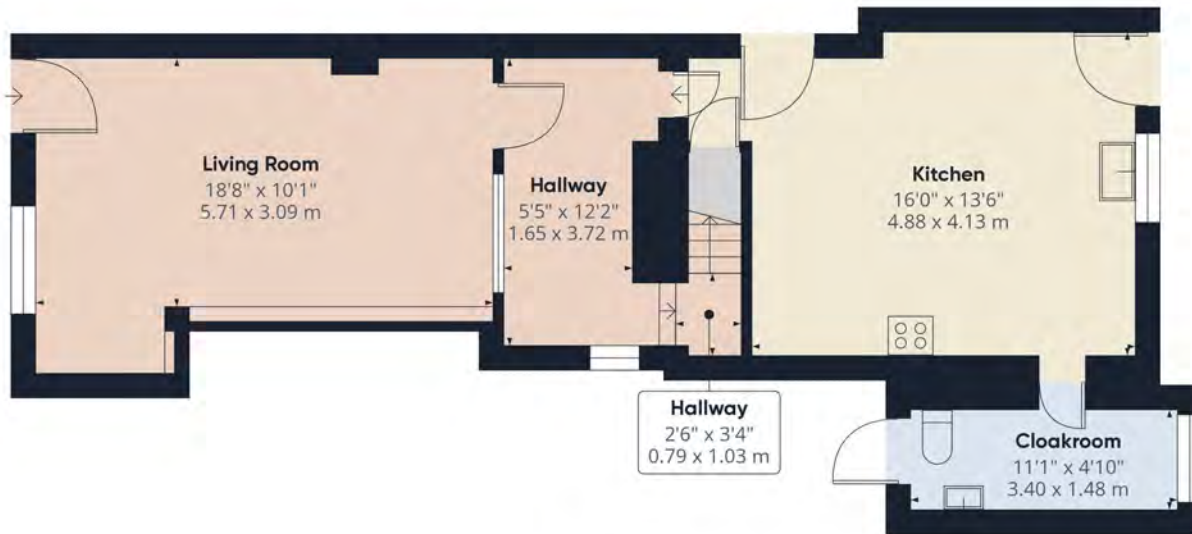
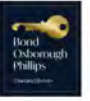
The road link is via the A30 dual carriageway which can be accessed at either Whiddon down or at Okehampton, providing excellent road communications; west into Cornwall or east to the cathedral city of Exeter with its road, rail and airport connections.



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:

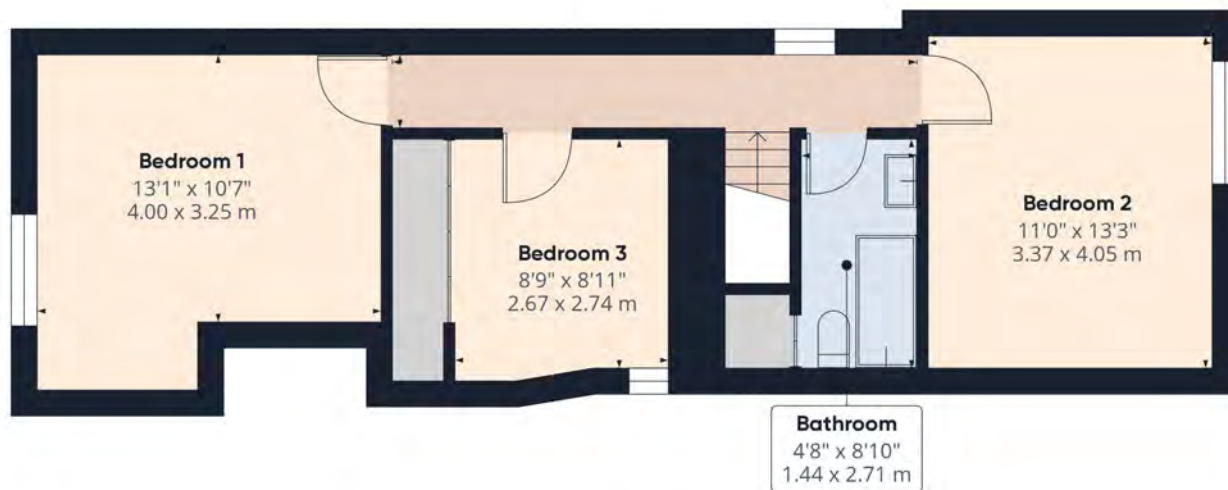




Floor 0 Building 1

Approximate total area⁽¹⁾

1108.25 ft²
102.96 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3 standard.

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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.