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Oxborough
Phillips

Changing Lifestyles

12 Taw Vale Close

North Tawton

EX20 2EH



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Asking Price - £280,000



Changing Lifestyles

01837 500600

12 Taw Vale Close, North Tawton, EX20 2EH.



A deceptively spacious living arrangement dispersed over one level, close to local amenities, alongside off-road parking and a private enclosed rear garden...

- Well-Presented Detached Bungalow
- Offering Two Bedrooms
- Large Living/Dining Room
- Kitchen & Utility Room
- Desirable Multi-Fuel Burner
- Rear Facing Conservatory
- Off Road Parking & Garage
- Enclosed Rear Garden
- Spacious Living Arrangements
- Mains Gas Central Heating
- Quiet Cul-de-Sac Location
- EPC - C



Are you downsizing within the local area or possibly looking to relocate to arguably the most desirable county within the West Country? Within walking distance of local amenities, with the neighboring edge of Dartmoor and coastal access links on your doorstep...

Number 12 is a detached bungalow located on the outer edge of the popular Devonshire town of North Tawton. This property boasts an array of attractive features, from two respectable bedrooms, plentiful reception space, plus being situated within a peaceful and private plot.

Upon approach, it is noticeable that the property frontage is of a low maintenance nature, boasting a large driveway with a sufficient gravel assigned front garden space, ideal for a selection of your favoured potted plants.

The entrance porch is compact, yet a convenient factor for welcoming friends and family into your home or escaping the elements on those wet and windy days. Leading through into the free-flowing living/dining room, this space absorbs an abundance of natural light as a result of the dual aspect nature. Further notable features include the ever so desirable wood burner and plentiful floorspace on offer for a selection of furnishings.

The private living accommodation is located on one side of the home, comprising of two double bedrooms and a practically tiled family bathroom. To the other side of the living room, is an efficiently designed kitchen, boasting integrated appliances and ample worktop space. Subject to the correct planning, this space could be opened up to create an open plan kitchen/dining area, taking further advantage of the rear facing conservatory.

An additional attribute is the useful utility room, perfect for those much-needed household appliances. Integral access leads you through to the car port/workshop, plus the single garage facility, a versatile space ideal for storage needs or vehicular.

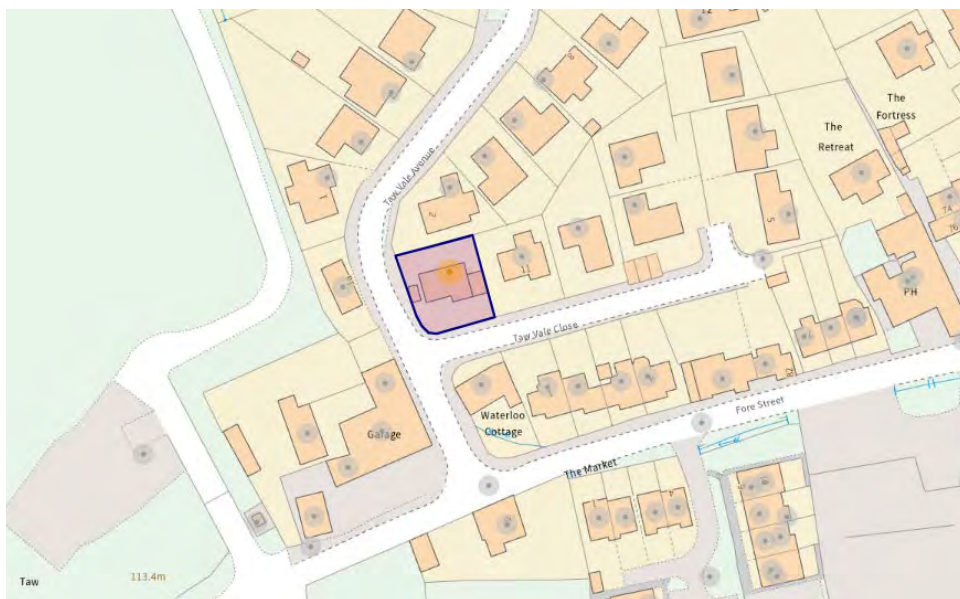
To the exterior, the rear garden is of a generous size offering multiple paved zones and an overall low maintenance approach. Being fully enclosed within an established fence border emphasises the privacy and pleasant feeling of this bungalows outside retreat.



Changing Lifestyles

North Tawton is situated within the rolling Devonshire countryside and within easy reach of Okehampton and Crediton. It has everyday amenities, which includes a mini Market, post office, butchers, chemist, deli/tea room, three public houses, doctors' surgery, NHS dentist, veterinary surgery and a good primary school.

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.



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:





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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.

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