



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

16 Cornfield Way  
North Tawton  
EX20 2FB



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN OKEHAMPTON



**Offers in Excess of - £350,000**



Changing Lifestyles

01837 500600

# 16 Cornfield Way, North Tawton, EX20 2FB.



A spacious family home offering a generous array of living accommodation, with the added benefit of nearby local amenities, convenient transport links and an enclosed rear garden...

- Modern Detached Family Home
- Offering Four Bedrooms
- Contemporary Kitchen
- Multiple Reception Rooms
- Master En-Suite & Family Bathroom
- Generous Split Level Rear Garden
- Off-Road Parking & Integral Garage
- Close Proximity to Local Amenities
- Mains Gas Central Heating
- Peaceful Cul-de-Sac Location
- Superfast Broadband Area
- Council Tax Band - E
- EPC - B



Have you outgrown your current home? Would you benefit from a property that boasts a move in ready status, with ample parking, an enclosed rear garden, plus a generous array of living accommodation throughout...

Number 16 is an attractive four-bedroom home, situated within a modern development of properties constructed in 2017 by the independent developer Wain Homes. The exterior is of a particularly notable attribute, from neutral render tones, practical porch and south facing frontage. Can you catch a glimpse of Dartmoor's distinguished edge on your viewing?

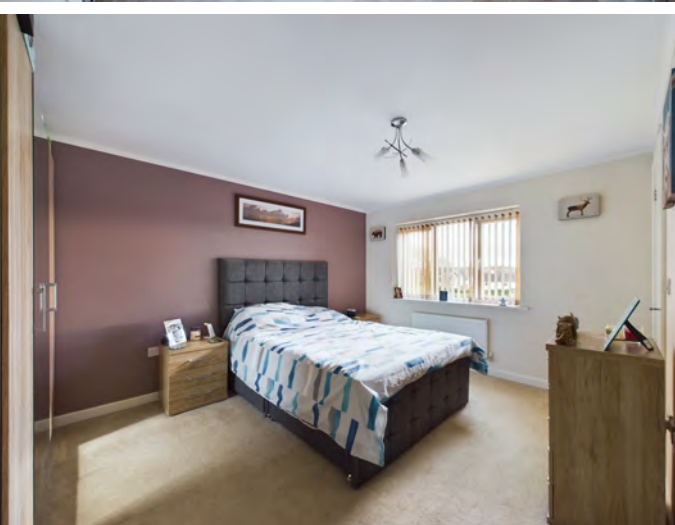
Upon entry, the spacious entrance hall promotes a welcoming feel with free-flowing access into all that the ground floor has to offer. This family home boasts an array of desirable attractive features, from four respectable bedrooms, a spacious layout throughout, enclosed split-level garden, plus the convenience of being close to local amenities.

The living room is positioned to the rear of the home, a spacious and cosy reception space, complete with patio doors leading out to the enclosed rear garden. Adjacent, you will find the contemporary kitchen, this suite has been designed to offer all aspects of convenience. This includes a generous selection of integrated appliances, feature tiling and access to the utility room.

The dining room completes the final offerings of the ground floor, situated to the south facing frontage, there is plentiful natural light and the opportunity to gather all the family together.

Ascending to the first floor, the private living accommodation offerings consist of four bedrooms. Three of which are fantastic doubles, with the fourth being utilised as a versatile home office. The master bedroom is of generous dimension, with ample floorspace and an en-suite shower room, all whilst being able to spectate elevated views of nearby Dartmoor NP. The family bathroom is inclusive of a majority tiled design, with separate bath and shower facilities.

Externally, this family home offers off-road parking for two vehicles, plus an integral garage, perfect for secure vehicle storage or additional storage if desired. Side gated access brings you to the rear garden, this outdoor space includes a compact patio seating area with two tiered sections with stone wall featuring.



# Changing Lifestyles

North Tawton is situated within the rolling Devonshire countryside and within easy reach of nearby towns, Okehampton and CREDITON. There are an array of everyday amenities, which include a post office, butchers, chemist, three public houses, doctors' surgery, NHS dentist, veterinary surgery, and a respectable 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.

The traditional market town of Okehampton is positioned 7 miles away, from here there is direct access to the A30 dual carriageway providing a link to the city of Exeter with its M5 motorway, main line rail and international air connections. The surrounding countryside is particularly attractive with many opportunities for riding, walking and outdoor pursuits.



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**



## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.