



Bond
Oxborough
Phillips

Changing Lifestyles

4 Devonshire Gardens

North Tawton

EX20 2ES



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Guide Price - £240,000



Changing Lifestyles

01837 500600

4 Devonshire Gardens, North Tawton, EX20 2ES.

A long-standing residence situated within a peaceful town location, boasting three respectable bedrooms, and ample off-road parking, alongside the benefit of nearby local amenities and no onward chain...



- Established Semi-Detached Home
- Offering Three Double Bedrooms
- Front & Rear Gardens
- Spacious Living Room
- Kitchen/Dining Room
- Family Bathroom
- Integral Garage & Driveway
- Close to Local Amenities
- Mains Gas Central Heating
- No Onward Chain
- Council Tax Band - B
- EPC - C



Are you the search for your first home, anticipating taking those first steps on the property ladder, or considering investing in the local property market? We may have you covered...

Number 4 is positioned within a peaceful cul-de-sac moments from the central amenities that the popular town of North Tawton has to offer. The house itself would benefit from internal modernisation, providing a blank canvas for those looking to make a house their very own home.

Upon approach, you are greeted by a charming front garden, with a driveway adjacent, providing off-road parking and garage access. The integral garage is fantastic for secure vehicular storage or additional storage provisions if desired.

The practical porch entrance provides convenient access into the property, ideal for escaping the elements and welcoming visitors into your abode. The living room is a well-dimensioned reception space, with sufficient floorspace for an array of furnishings, plus free flowing access to the rear kitchen/dining room and central stairway to the first floor.

The kitchen space has been efficiently designed to offer an adequate dining area, alongside worktop space and pleasant views over the rear garden. Final offerings of the ground floor would include doorway access through to the integral garage and rear garden.

As you ascend to the first floor, the spacious landing provides ease of entry into the three large bedrooms on offer, all of which could accommodate double beds and a selection of chosen furniture. The dual aspect nature really embraces a wealth of natural light throughout most areas of the private living space available.

The family bathroom incorporates a simple, yet effective layout, with shower over bath facilities and majority tiled suite.

To the exterior, the rear outside space consists of a low maintenance multi-tiered garden. Established hedge line/fence line bordering is apparent, alongside shed storage and endless potential for potted plants.



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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.



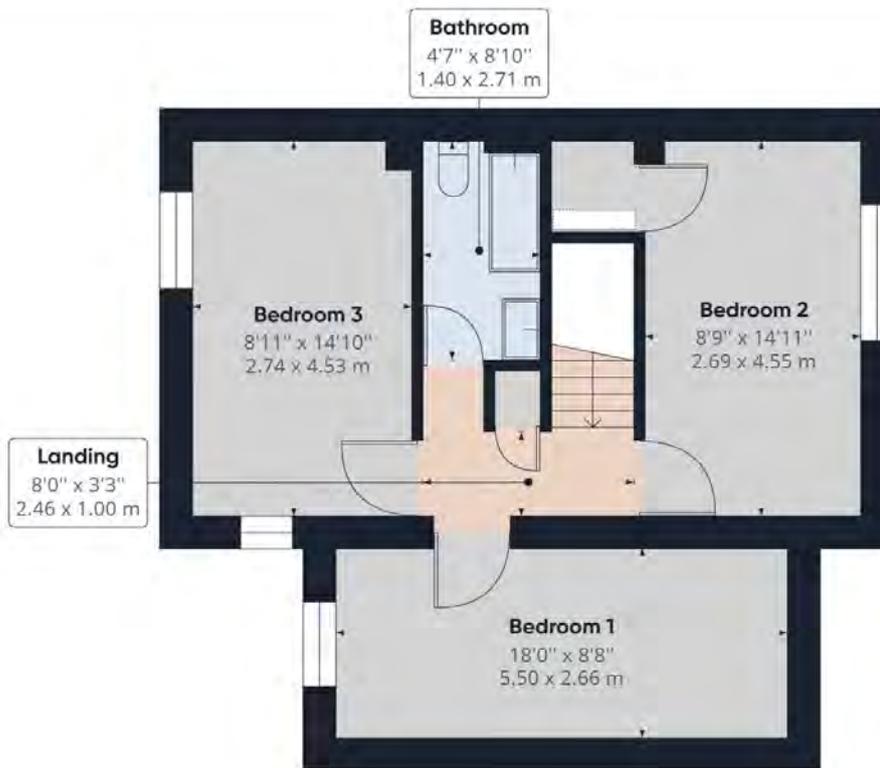
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0



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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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