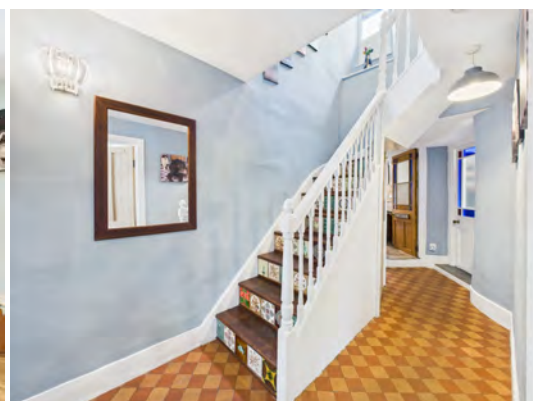


22 High Street  
North Tawton  
EX20 2HG



**Guide Price - £180,000**



Changing Lifestyles

01837 500600

# 22 High Street, North Tawton, EX20 2HG

A charming two-bedroom home in the heart of North Tawton with a generous garden and unique features...



- Two Double Bedrooms
- Decorative Tiled Staircase
- Spacious Kitchen And Diner
- Comfortable Living Room
- Modern Family Bathroom
- Utility Room With Garden Access
- Generous Private Rear Garden
- Central North Tawton Location
- Close To Local Amenities
- Dartmoor And Countryside
- Council Tax Band - B
- EPC - G



Nestled in the heart of North Tawton, this delightful two-bedroom home offers a perfect blend of character and modern comfort. Ideal for first-time buyers, small families, or anyone seeking a property full of charm, it enjoys a convenient location close to local amenities and the picturesque Devon countryside.

As you step inside, the spacious entrance hall greets you with its classic tiled flooring, setting a welcoming tone that flows throughout the home. A real highlight is the striking staircase, beautifully enhanced with colourful decorative tiles, adding a touch of individuality and period charm.

The ground floor boasts a generously sized kitchen/dining room, thoughtfully designed to combine functionality with a warm, inviting atmosphere. With ample cabinetry and work surfaces, it's a space well-suited for both everyday use and entertaining. Adjacent, the living room serves as the heart of the home, offering the perfect retreat for relaxing evenings.

Upstairs, the property features two well-proportioned bedrooms, each bathed in natural light and providing comfortable accommodation. The modern family bathroom, complete with a bath and overhead shower, is both stylish and practical, meeting the needs of busy households.

The property's outdoor space is a true gem. The generously sized garden provides a peaceful space for gardening enthusiasts, summer barbecues, or simply unwinding after a long day. With plenty of room for children or pets to play, this space offers endless possibilities to suit your lifestyle.

Located in the thriving town of North Tawton, the property benefits from a range of local amenities, including shops, a post office, and welcoming pubs. The town's strong sense of community and proximity to Dartmoor National Park make it an ideal choice for those seeking convenience and access to outdoor adventures.

This charming home is ready to welcome its new owners. With its unique features, spacious garden, and sought-after location, it's an opportunity not to be missed. Contact us today to arrange a viewing and discover all this property has to offer.



# Changing Lifestyles

North Tawton is a charming market town situated along the River Taw, surrounded by the stunning Devon countryside. It's a picturesque community with a rich history dating back to Roman times, and it continues to celebrate its heritage, particularly through its connection to the wool trade, with annual events like "Wool Weeks".

The town offers a mix of modern and historic amenities. The town centre features independent shops, cafés, and local businesses, including a traditional blacksmith's shop and a handmade gelato stand. North Tawton is also well-known for its vibrant community life, with events such as the Christmas Market and Spring Market, alongside various clubs and social activities for all ages.

Culturally, North Tawton has strong literary connections, including its association with the famous poet Ted Hughes and his first wife, Sylvia Plath, who lived here during the early 1960s. With easy access to Dartmoor National Park, Okehampton, and Crediton, it's a well-positioned town offering both tranquility and convenience.



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<sup>(1)</sup>

963.48 ft<sup>2</sup>

89.51 m<sup>2</sup>



Floor 1 Building 1

## 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.