

1 Hollowmoor Cottages

North Tawton

EX20 2DU



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Start Price - £100,000



1 Hollowmoor Cottages North Tawton, EX20 2DU.



Perfectly situated in North Tawton, this one-bedroom, low-maintenance home offers practical living with an open-plan layout, functional kitchen, spacious living area, and easy access to local amenities...

- One-Bedroom Home For Singles, Couples
- Open-Plan Kitchen And Living Area
- Dining Table For Meals, Work
- Simple Bathroom With Essential Features
- Quiet, Peaceful, Close-Knit Neighborhood
- Convenient Access To Local Amenities
- Compact Layout Maximizing Living Space
- Council Tax Band - A
- EPC - E



This residence in North Tawton provides a functional living area, perfect for individuals or couples in search of an uncomplicated, easy-to-care-for home. With a single bedroom, it boasts a well-thought-out design that maximizes the available area, offering a cozy and practical living experience.

The open-plan kitchen and lounge area prioritize convenience, featuring a fully equipped kitchen and a roomy space ideal for unwinding or hosting guests. A dining table is placed in the living area, creating a versatile space for meals, work, or extra activities.

The bathroom is uncomplicated and efficient, supplying all essential amenities for everyday needs. Its minimalist style ensures minimal upkeep while complementing the home's overall functionality.

Situated in a peaceful, tight-knit community, the property is close to local services in North Tawton, offering a serene environment with easy access to necessary resources.

Compact yet well-planned, this residence optimizes space and is ideal for those looking for a hassle-free, functional dwelling. Its straightforward layout ensures comfort and practicality for daily living.

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.



Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Changing Lifestyles

North Tawton is a charming village nestled in the heart of Devon, surrounded by the scenic Taw Valley and rolling hills. Ideal for outdoor enthusiasts, the area offers beautiful walking and cycling routes, with Dartmoor National Park just a short distance away, providing access to breathtaking natural landscapes.

Steeped in history, the village is home to traditional Devon stone cottages, St. Peter's Church, and a tight-knit community. Local events and gatherings create a welcoming atmosphere, making it an attractive place for families or those seeking a quieter, countryside lifestyle.

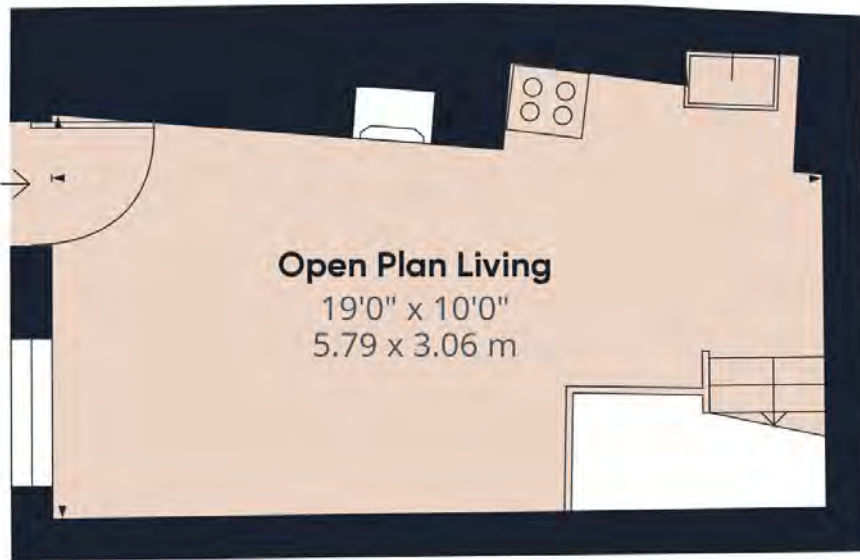
Though peaceful, North Tawton offers excellent amenities, including shops, a primary school, and local pubs. Its location provides easy access to nearby towns like Okehampton and Exeter, with the A30 connecting the village to major routes, ensuring both tranquility and convenience.



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:



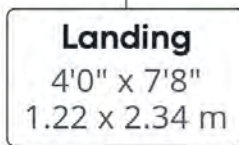
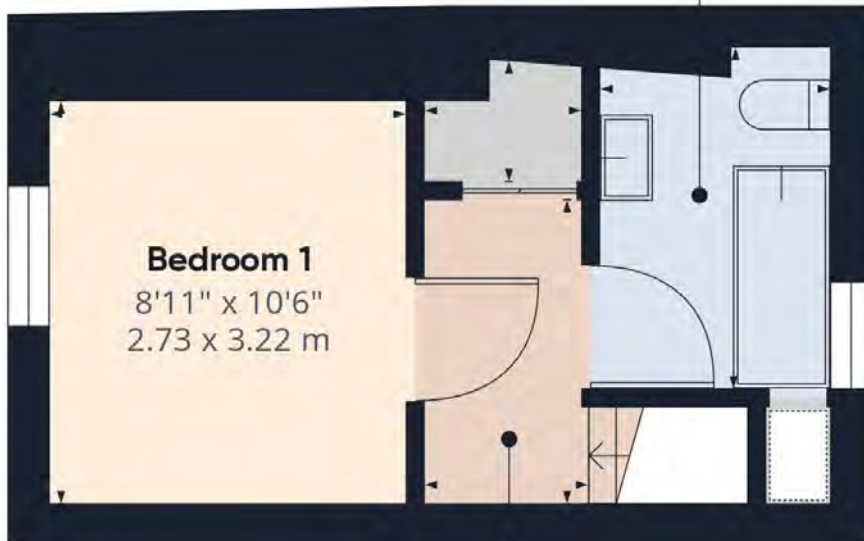


Floor 0

Approximate total area¹⁾

380.3 ft²

35.33 m²



Floor 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.