

# 2 Cottles View North Tawton EX20 2FN



BRITISH  
PROPERTY  
AWARDS

2024

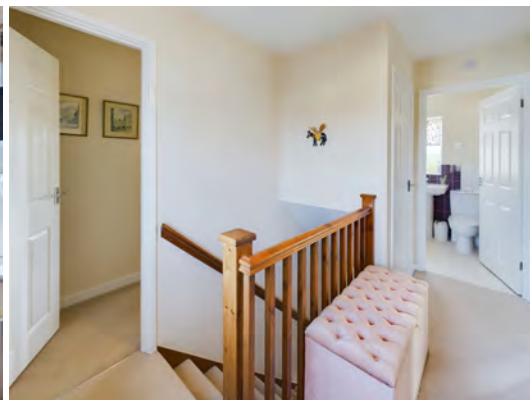


GOLD WINNER

ESTATE AGENT  
IN OKEHAMPTON



**O.I.E.O - £250,000**



# 2 Cottles View, North Tawton, EX20 2FN

Nestled in the heart of North Tawton, this delightful three-bedroom end-terraced home offers an excellent blend of comfort and convenience. Perfectly suited for families, first-time buyers, or those looking to downsize...



- Three-bedroom Semi-Detached home.
- Bright living room with dual aspect windows
- Modern kitchen/diner with dining space
- Ground floor WC
- Spacious main bedroom and two additional bedrooms
- Enclosed rear garden with lawn and patio
- Single garage and off-road parking
- Quiet location near amenities and A30
- Ultrafast Fibre Broadband
- Council Tax Band - C
- EPC - B



Nestled in the heart of North Tawton, this delightful three-bedroom Semi-Detached home offers an excellent blend of comfort and convenience. Perfectly suited for families, first-time buyers, or those looking to downsize, this well-maintained property comes complete with a generous garden and a single garage.

Upon entering the home, you are welcomed by a bright hallway that leads to the spacious living room. With its dual aspect windows, this room is filled with natural light, creating a warm and inviting atmosphere, ideal for relaxing or entertaining. Adjacent is the modern kitchen/diner, which boasts a range of sleek cabinetry, integrated appliances, and ample space for a dining table. The layout makes this the perfect spot for family meals or hosting guests. A convenient downstairs WC completes the ground floor.

Upstairs, the property features three well-proportioned bedrooms. The principal bedroom is a generously sized double, offering plenty of space for furnishings. The second bedroom is also a good-sized double, while the third bedroom makes an ideal child's room, guest bedroom, or home office. The family bathroom is modern and tastefully finished, equipped with a bath, shower attachment, WC, and wash basin.



The outside space is a real highlight of this home. To the rear, you will find a fully enclosed garden, predominantly laid to lawn, with a patio area perfect for outdoor dining or summer barbecues. The garden offers a safe and private environment for children and pets to play. Beyond the garden, the property benefits from a single garage, providing secure parking or additional storage, as well as an off-road parking space.

Situated within a peaceful residential area, this property enjoys the best of both worlds - a quiet setting while remaining within walking distance of North Tawton's local amenities. The town offers a range of shops, a primary school, a health centre, and a selection of pubs and eateries. For those needing to commute, the A30 is easily accessible, providing links to Exeter and beyond.

This charming home is sure to appeal to a variety of buyers. With its modern interiors, outdoor space, and desirable location, it is ready for its next owners to move in and make it their own. Early viewing is highly recommended to fully appreciate all this property has to offer.

# Changing Lifestyles

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 former market town of Okehampton, lies approximately six miles to the west offering additional complementary facilities and educational establishments.

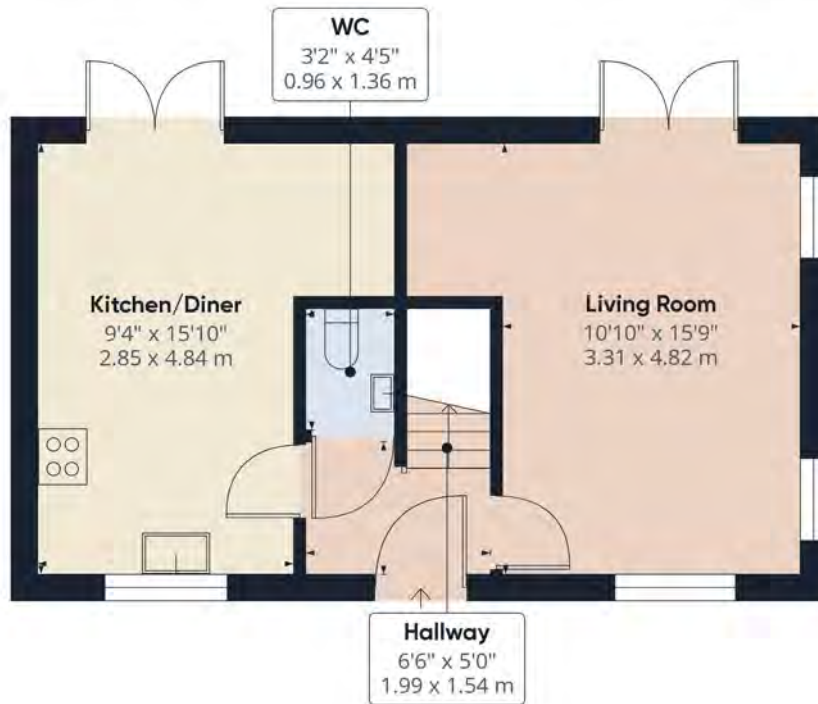
The road link is via the A30 dual carriageway which can be accessed at either Whiddon down or at Okehampton, providing excellent road communications; west into Cornwall or east to the cathedral city of Exeter with its road, rail and airport connections.



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>

817.94 ft<sup>2</sup>

75.99 m<sup>2</sup>

Reduced headroom

0.12 ft<sup>2</sup>

0.01 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.