

21 Taw Vale Avenue
North Tawton
EX20 2AZ



BRITISH
PROPERTY
AWARDS

2024

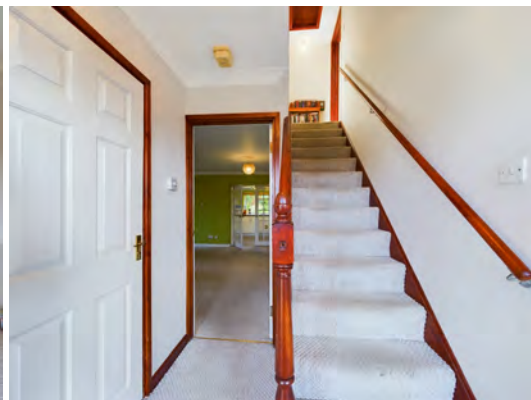


GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Guide Price - £370,000



Changing Lifestyles

01837 500600

21 Taw Vale Avenue, North Tawton, EX20 2AZ.



A spacious 4/5-bedroom detached home in North Tawton, offering flexible living spaces, a large garden, and a peaceful setting perfect for family living and entertaining...

- Detached Family Home
- Offering Four/Five Bedrooms
- Large Kitchen & Utility Room
- Versatile Hallway, Ideal For Dining
- Family Bathroom & Two Shower Rooms
- Spacious Living Room
- Relaxing Conservatory Space
- Enclosed Rear Garden
- Single Garage and Off-Road Parking
- Close Proximity to Local Amenities
- Solar Panels
- Council Tax Band - E
- EPC - B



This spacious 4/5-bedroom detached home, located in the highly desirable town of North Tawton, offers a unique opportunity to create a bespoke living space. With generous proportions throughout, the property provides comfortable living spaces, while also offering significant potential for personalisation to suit a variety of needs.

Upon entering, you are welcomed into a large hallway, currently utilised as a dining area, which sets the tone for the versatility of the space. The layout is ideal for both family living and entertaining, with a well-proportioned lounge offering a comfortable retreat. Adjacent to the lounge, a bright conservatory enjoys distant views of the moor, providing a peaceful spot to unwind or a flexible space for a home office, playroom, or sitting area. The room's airy atmosphere and tranquil outlook make it a perfect space to relax or get creative.

The kitchen is generously sized, with ample space for meal preparation and cooking. It is well-suited to family life, with a large utility room nearby that enhances the home's practicality. The utility room includes a second WC, sink, and shower, providing added convenience and making it especially useful for busy households or for when hosting guests.



Upstairs, the property offers four well-proportioned bedrooms, with the fifth located downstairs. The downstairs room is currently configured as a gym, but its flexible layout could easily be adapted to serve as a home office, formal dining room, or additional bedroom. Two of the upstairs bedrooms feature full-height fitted wardrobes, providing built-in storage, while the remaining rooms offer ample space for wardrobes and furniture. Bedrooms 3 and 4 are ideal for a growing family, as guest rooms, or even as a home office or hobby room. The property also benefits from an upstairs family bathroom, along with an additional downstairs shower room, ensuring convenience for larger families or busy households.

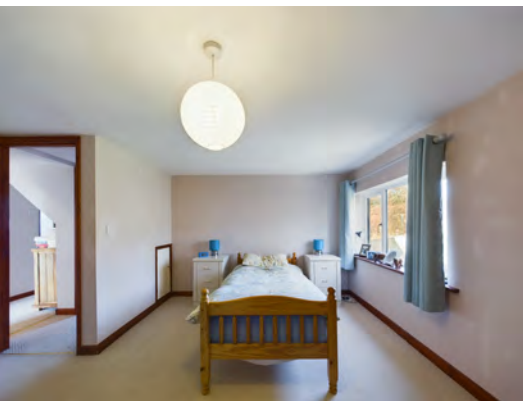
Externally, the property is set within a spacious three-tiered garden, offering tremendous potential for outdoor living. The garden is private and peaceful, perfect for family gatherings, gardening, or simply enjoying some quiet time outdoors. A pergola and two patios add to the appeal, with the pergola catching the evening sun, providing a serene setting for relaxation or entertaining guests. To the front of the property, there is off-road parking in front of a single garage, which could easily be utilised for storage, a workshop, or even a hobby space.

Changing Lifestyles

Located on the edge of North Tawton, this property is just a short walk from local amenities, including a supermarket, Post Office, garage, cafes, arts and crafts shops, and farm supplies. It also offers excellent dog walking opportunities with footpaths through fields, woods, and along the river.

The town features a primary school, health centre, veterinary surgery, community centre, and a weekly market, along with a strong community spirit and events like the arts festival and carnival.

For more extensive services, Okehampton, known as the gateway to Dartmoor, offers a wider range of shops, three supermarkets, and schooling from infant to sixth form. The town is conveniently located by the A30, providing easy access to Exeter, with its M5, mainline rail, and international airport.



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⁽¹⁾

1966.46 ft²

182.69 m²

Reduced headroom

108.76 ft²

10.1 m²



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.