



Bond
Oxborough
Phillips

The key to moving home

21 Taw Vale Avenue North Tawton EX20 2AZ



BRITISH
PROPERTY
AWARDS
2024
★★★★★
SILVER WINNER

ESTATE AGENT
IN SOUTH WEST
(CORNWALL & DEVON)



BRITISH
PROPERTY
AWARDS
2024
★★★★★
GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Offers in Excess of - £350,000



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



Set in the ever-popular town of North Tawton, this spacious 4/5-bedroom detached home presents a fantastic opportunity to shape a property around your lifestyle. With generous room sizes and a flexible layout throughout, it's a house that can grow and adapt with your needs, whether you're upsizing, seeking multigenerational space, or simply looking for a property with room to make your mark.

The large entrance hall makes an immediate impression and is currently used as a dining area, offering an inviting and adaptable welcome. The main living room is a great size, ideal for cosy evenings or entertaining guests. Leading off is a bright conservatory with far-reaching views towards Dartmoor, the perfect space to unwind, use as a playroom, or turn into a peaceful home office.

The kitchen is well-proportioned with plenty of room for cooking and daily family life. Adjoining it is a substantial utility room with a second WC, sink, and shower, perfect for muddy boots, busy households, or visiting guests.

Upstairs, there are four comfortable bedrooms, two of which feature built-in full-height wardrobes. All rooms offer flexibility and plenty of space for additional furniture. Bedrooms 3 and 4 work particularly well for children, guests, or as hobby or study spaces. Downstairs, a fifth room is currently arranged as a gym but would easily serve as a formal dining room, office, or guest bedroom, depending on your lifestyle.

The home benefits from both an upstairs family bathroom and a downstairs shower room, offering excellent functionality for larger families or frequent visitors.

Outside, the rear garden has recently undergone a substantial overhaul, with extensive works carried out to reconfigure and minimise the tiering, resulting in a significantly more usable, practical, and generously proportioned outdoor space. Now arranged over three improved levels, the garden offers a private, sun-filled setting ideal for both relaxation and entertaining. There is ample room for outdoor dining, gardening, and play, complemented by two patio areas and a pergola that enjoys the evening sun, an excellent spot to unwind at the end of the day.

To the front, the garden has also been significantly improved, with extensive landscaping works carried out, including the introduction of numerous new plantings and the selective removal of others to create a far more attractive, balanced, and visually appealing frontage, alongside off-road parking and a single garage.

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:





Approximate total area⁽¹⁾

1966.46 ft²

182.69 m²

Reduced headroom

108.76 ft²

10.1 m²



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.