



**220 Weavers Place, North Tawton, EX20 2FJ**

Guide Price **£434,995**

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# 220 Weavers Place

North Tawton

- Fantastic brand new, detached home
- 4 bedrooms with en-suite to master
- Kitchen / dining room with separate lounge
- Edge of Town location with wonderful views to Dartmoor
- Garden, double garage and parking

Set within the picturesque countryside, Weavers Place is beautifully located, in easy walking distance to the centre of North Tawton with its ancient market town character. It has been home to path-breaking physicians and Poet Laureates, its vibrant community and cultural life as well as the convenience of local schooling and amenities.

This exclusive collection of homes is inspired by its surroundings, from the architectural de-sign to the natural texture and warm hues of the brickwork. Whether you choose a three or four bedroom design your home will reflect our commitment to merging



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traditional craftsmanship with carefully thought-out contemporary interiors, in a location that combines enviable modern rural living with excellent connections.

With practicality built into the design of this home, the Herdwick offers spacious family living with a modern feel. A superb, detached four bedroom home, The Herdwick features a large dual aspect lounge with French doors into the rear garden and an open-plan kitchen/dining room, with separate utility on the ground floor. The first floor includes Bedroom 1 with en-suite, three further bedrooms and a family bathroom. The property has a detached double garage and two parking spaces.

- Lounge : 6250mm x 3550mm - 20'5" x 11'6"
- Kitch/Diner : 6250mm x 3978mm - 20'5" x 13'0"
- Utility : 2555mm x 1769mm - 8'4" x 5'8"
- WC : 1620mm x 1200mm - 5'3" x 3'9"
- Bedroom 1 : 3922mm x 3460mm - 12'9" x 11'3"
- En suite : 2327mm x 1685mm - 7'6" x 5'5"
- Bedroom 2 : 3610mm x 3460mm - 11'8" x 11'3"
- Bedroom 3 : 3951mm x 2698mm - 13'0" x 8'8"
- Bedroom 4 : 2698mm x 2572mm - 8'8" x 8'4"
- Bathroom : 2946mm x 1700mm - 9'7" x 5'6"
- Total 118 sqm/1270 sqft plus garage



Each home at Weavers Place has been designed to maximise light and space and, according to plot, comes equipped with a full range of integrated appliances in the kitchen and sleek bathrooms and en suites, ensuring these are homes for contemporary living in every way. This includes contemporary kitchens with glass splashbacks and integrated stainless steel electric ovens (single or double according to individual homes), gas hobs and chimney-style extractors. In all houses, the bathrooms and en suites feature white sanitaryware and heated towel rails, with en suites benefiting from full height tiling to the shower area. To help reduce energy bills, all homes feature an energy efficient boiler and thermostatic radiator valves to all habitable rooms, with white low energy LEDs to the kitchen, bathroom, en suite and cloakroom (where applicable).

Part exchange and assisted moves are considered on this development, please speak to the sales advisor on site for more details.

**\*\* PLEASE NOTE THE IMAGES ARE OF AN ALLISON HOMES SHOW HOME AND NOT SPECIFICALLY THIS PLOT \*\***





Davy RA



## Helmores

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