



227 Weavers Place, North Tawton, EX20 2FJ

£399,995

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## 227, 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, 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 traditional craftsmanship with carefully thought-out



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contemporary interiors, in a location that combines enviable modern rural living with excellent connections.

The detached, four bedroom Exlana benefits from an integral garage, providing plenty of practical storage space. The spacious lounge can be found at the front of your home, boasting a large bay window. The open-plan kitchen/dining room can be found at the rear and benefits from French doors leading out to the garden. The ground floor is completed with a separate utility room and a WC. Step upstairs and on the first floor you will be greeted by a large landing, which leads to the four bedrooms. Bedroom 1 comes with en suite shower room while the rest of the family have a bathroom with separate shower and bath.

Lounge : 4247mm x 3984mm - 13'9" x 13'1"

Kitchen/Dining : 6366mm x 2910mm - 20'9" x 9'5"

Utility : 2088mm x 1521mm - 6'8" x 5'0"

WC : 2088mm x 853mm - 6'8" x 2'8"

Bedroom 1 : 4247mm x 3572mm - 13'9" x 11'7"

En suite : 2121mm x 1521mm - 7'0" x 5'0"

Bedroom 2 : 3440mm x 2957mm - 11'3" x 9'7"

Bedroom 3 : 3152mm x 2945mm - 10'3" x 9'7"

Bedroom 4 : 3718mm x 2098mm - 12'2" x 6'9"

Bathroom : 2494mm x 1848mm - 8'2" x 6'1"

Total 114 sqm/1233 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 \*\***





Newton OM



\* Plot specific windows



## Helmores

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