



214, Weavers Place, North Tawton, EX20 2FJ

£399,995

**HELMORES**  
SINCE 1699

# 214, Weavers Place

North Tawton

- Fantastic brand new, detached home
- Kitchen / dining room with separate lounge
- Edge of Town location with wonderful views to Dartmoor
- 4 bedrooms, 2 en-suites and family bathroom
- Garden, double garage and parking
- Estimated completion September - November 2023

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.



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This exclusive collection of homes is inspired by its surroundings, from the architectural design 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 contemporary interiors, in a location that combines enviable modern rural living with excellent connections.

Set over two floors, the Roussin is a four bedroom detached family home benefitting from a double integral garage. On the ground floor you will find the second of your four bedrooms which comes complete with a private en suite shower room. Upstairs on the first floor, a spacious landing leads to a private lounge with two sets of French doors opening out onto a balcony, an open-plan kitchen/dining room again with French doors, providing access to the rear garden, three further bedrooms – Bedroom 1 features an en suite – and the family bathroom with both a shower and bath.

- Lounge 5525mm x 3351mm 18'1" x 11'0"
- Kitchen/Dining 5604mm x 3650mm 18'4" x 12'0"
- Bedroom 1 3850mm x 3732mm 12'6" x 12'2"
- En suite 2254mm x 1688mm 7'4" x 5'5"
- Bedroom 3 3554mm x 2422mm 11'7" x 7'9"
- Bedroom 4 2800mm x 2400mm 9'2" x 7'9"
- Bathroom 2070mm x 1688mm 6'8" x 5'5"
- Bedroom 2 4968mm x 2652mm 16'3" x 8'7"
- En suite 1873mm x 1799mm 6'1" x 5'9"

Total 117 sqm/1267 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 THESE PHOTOS ARE FROM THE SHOW HOME AND ARE NOT PLOT SPECIFIC**





Kerris OM





# Helmores

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