



4 Devonshire Gardens, North Tawton, EX20 2ES

Offers Over £250,000

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4 Devonshire Gardens

North Street, North Tawton

- Semi-Detached House Close to North Tawton Town Centre
- Accommodation of 91sqm / 981sqft
- Three double bedrooms (easy to create 4 beds)
- Spacious living room & kitchen diner
- South-facing rear garden (9m x 7.5m)
- Garage with scope to create further living space
- Driveway (7.7m) & further garden to front
- Bathroom with new shower & screen over the bath
- Mains gas central heating & uPVC double glazing

Welcome to 4 Devonshire Gardens, a delightful semi-detached house conveniently located near the heart of North Tawton's town centre. This inviting home offers comfortable and well-proportioned accommodation, providing an ideal setting for a growing family or those seeking a peaceful retreat.



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Step inside and discover the spacious interior, boasting a generous accommodation of 91 square meters (981 square feet). The house features three double bedrooms, (the dual-aspect bedroom 3 could easily be split to create two single bedrooms if desired) served by a bathroom with a new Mira shower and screen over the bath.

The spacious living room and kitchen diner provide versatile areas for everyday living and entertaining. Whether you're hosting a family gathering or enjoying a cosy night in, these rooms offer a warm and inviting atmosphere.

Mains gas central heating and uPVC double glazing throughout the property ensure comfort and energy efficiency year-round.

The integral garage (light, power, electric roller door & rear door to garden, plus double-glazed side window) presents an exciting opportunity for expansion of the living space, with scope for a ground floor bedroom & shower room, or perhaps a study & utility - adding further value & flexibility to this wonderful home.

Outside, the south-facing rear garden is low maintenance & enclosed, with dimensions of approximately 9 metres by 7.5 metres, it offers plenty of space for relaxation & includes a shed & side access gate. Neighbours have created a sun deck and a higher lawn, so there is scope for that here too.



The driveway, measuring approximately 7.7 metres, provides convenient off-road parking, while the front garden offers additional green space.

This property is being sold with no onward chain, allowing for a smooth and hassle-free purchase. Don't miss the chance to make 4 Devonshire Gardens your new home. Book your viewing today and experience the charm and convenience of this lovely semi-detached house.

Please see the floorplan for room sizes.

Current Council Tax: E (£2,778pa)

Utilities: Mains gas, electric, water, telephone & broadband
Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

NORTH TAWTON is a small town, built alongside the banks of 'The River Taw'. Settlements in and around the 'Taw Valley' experience a haven-like quality, between the often steep-edged hillsides – a contrast to other areas of more open farmland. The town has a selection of shops, a primary school, The Fountain and The White Hart pubs and an undeniably pretty square. For more choice, by way of facilities the larger town of Okehampton is only 5 miles up the road – where access to the A30 dual carriageway (a link to the City of Exeter) can also be found. North Tawton, as with many Devon towns has a prime medieval church, with a west spire adorned with oak shingles. The town is also known for its superb creamery. The Taw Valley Creamery (est 1974) produces award -winning cheeses, revered locally and nationally.

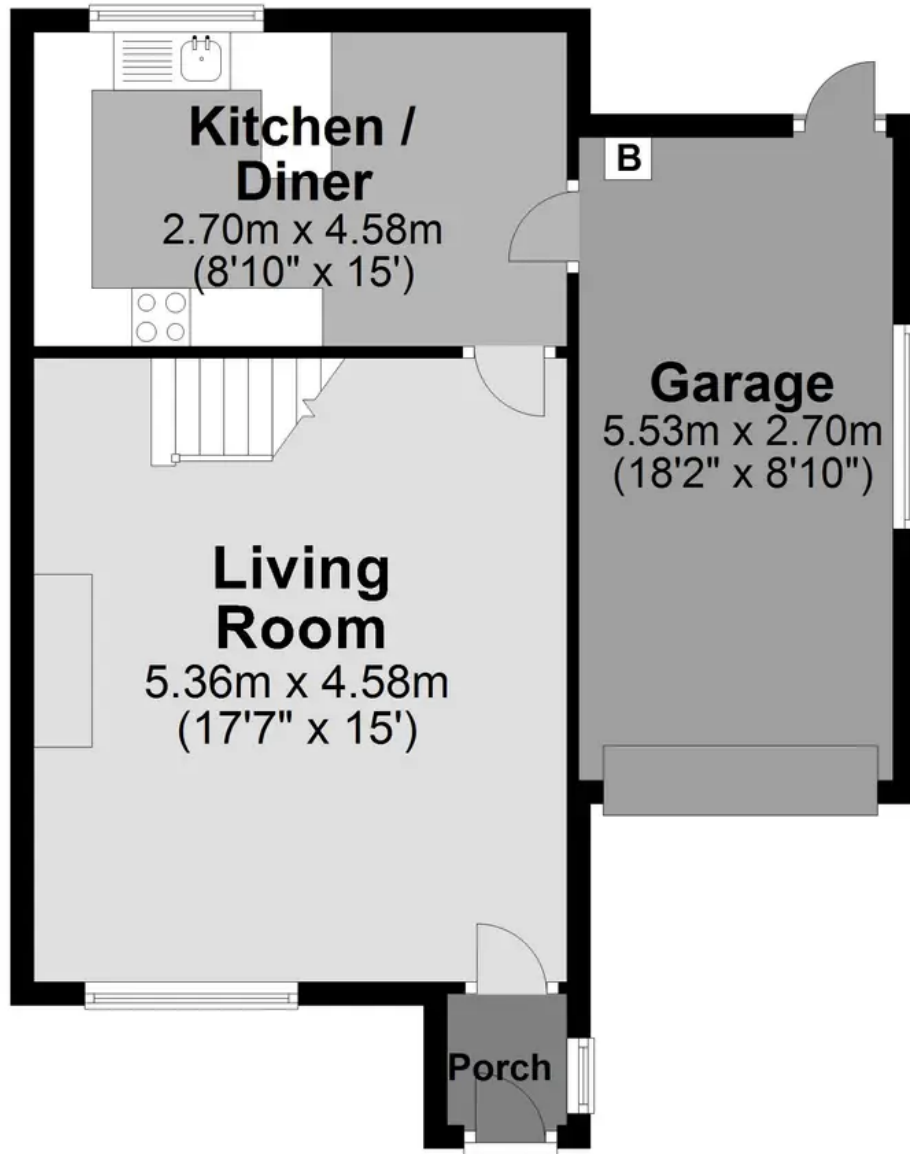
DIRECTIONS: For Sat-Nav use EX20 2ES, as you proceed down North Street, turn into Devonshire Gardens & No.4 will be found on your right.

What3Words: ///prepped.dusted.hung



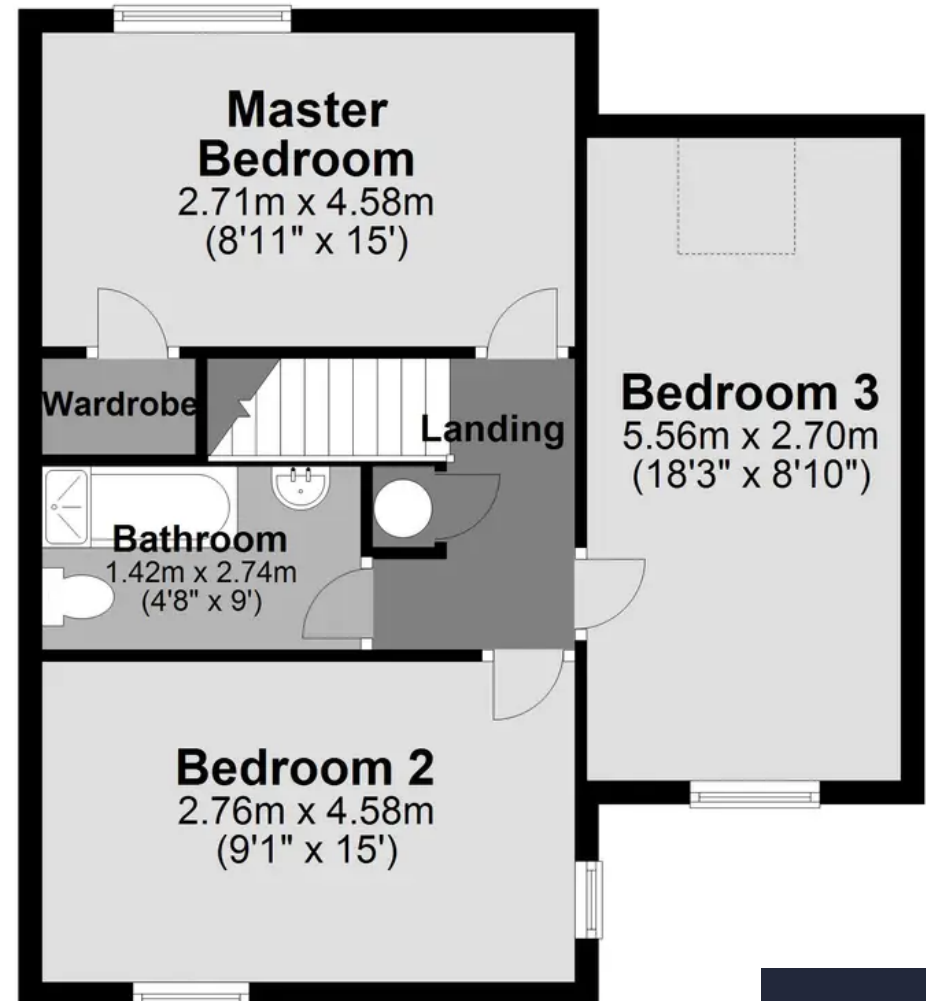
Ground Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



First Floor

Approx. 52.6 sq. metres (565.7 sq. feet)



Total area: approx. 91.2 sq. metres (981.6 sq. feet)

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