



**26 Strawberry Fields, North Tawton EX20 2GX**

Guide Price **£265,000**

## 26 Strawberry Fields

North Tawton, North Tawton

- 3 bedroom modern home
- Master bedroom with ensuite
- Enclosed rear garden
- Parking & garage
- Kitchen/diner
- Spacious lounge
- Easily accessible to A30

Strawberry Fields is a well built estate in the heart of the small town of North Tawton know for it's active community, lovely walks and great access to the A30 and Dartmoor. The property is well positioned with everything you'd need and more offering great value for money.

The entrance hall leads through to the spacious lounge with engineered oak flooring and a picture window to the front, there's a good sized storage area under the stairs and a downstairs WC. The kitchen/diner has oak style units with integrated eye level double oven along with a further eye level integrated microwave and a 4 ring gas hob. There is plenty of space for a dining table and double doors that lead out to the garden.





Upstairs the master bedroom overlooks the garden and has the benefit of an en-suite with a corner shower, wc and sink. The 2nd bedroom is to the front of the property along with the family bathroom which has been updated with floor to ceiling tiles with a white suite shower over bath with glass screen. The 3rd bedroom is a single which could be utilised as an office and overlooks the garden. There is uPVC double glazing and gas central heating.

Outside the pretty enclosed and secure garden has an attractive stone wall and is mainly laid to lawn with patio and chipping area. There is a handy side door leading into the garage which has power and light with an up and over door. Parking is to the front which is ample for 2 and could fit more.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2024/25 - £2270.81

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Ultrafast 900mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Conservation Area: No

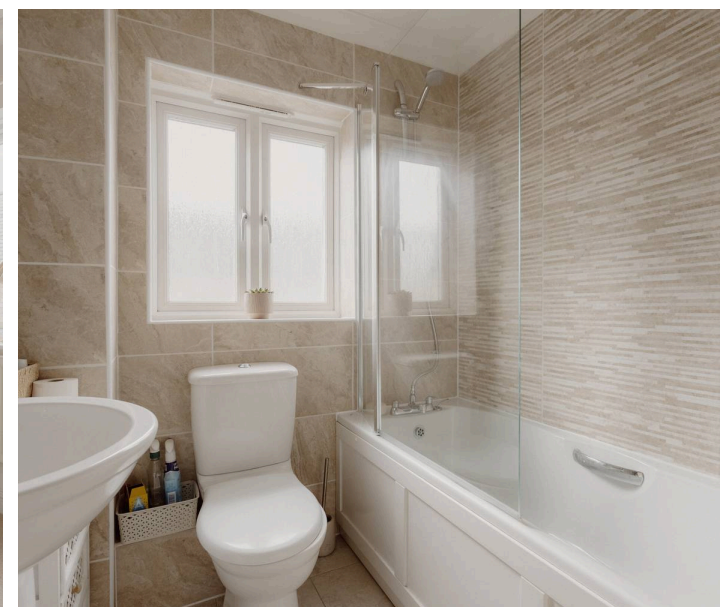
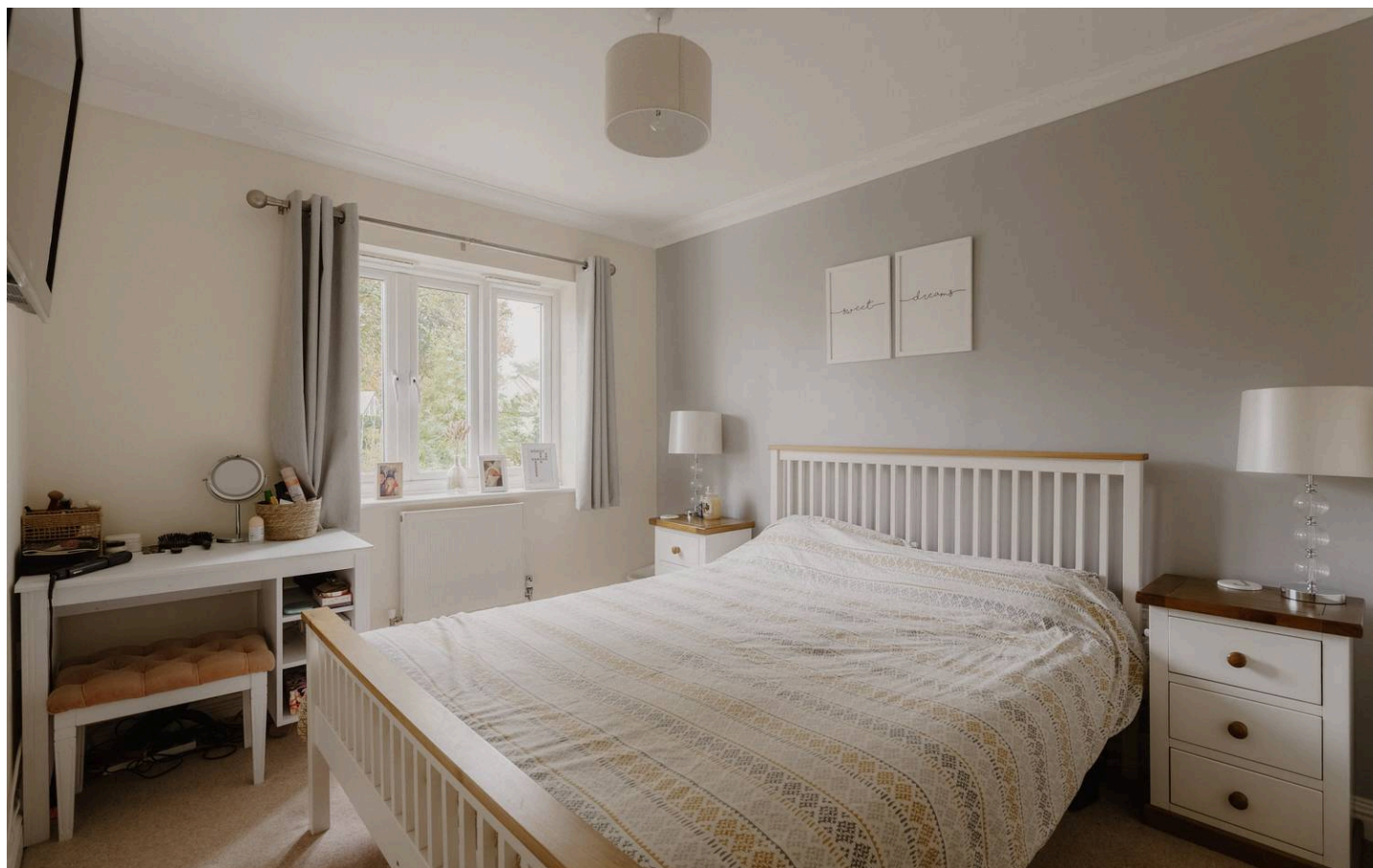
Tenure: Freehold

**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 :** From Crediton take the A377 to Coplestone, after the lights, take a left turn onto the A3072 signposted to Okehampton. Go through the village of Bow and then roughly 4 miles later take a right turn to North Tawton. Upon entering the village, take a right turn at the roundabout onto Strawberry Fields, number 26 can be found around on your right.

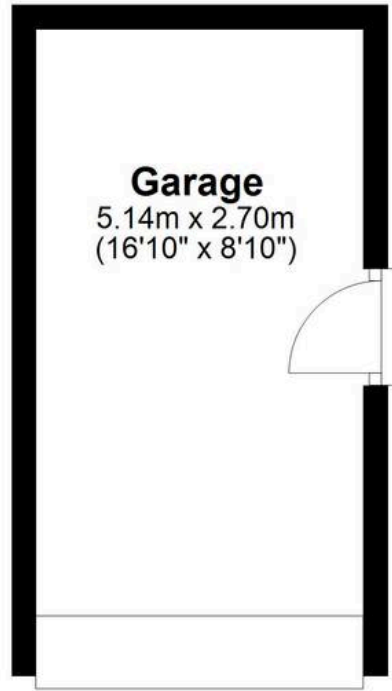
From the A30 take the Whiddon Down junction and after the services, take a right onto the A3124, continue until you reach the cross roads, go straight ahead signposted to North Tawton and at the roundabout take a right turn onto Strawberry fields, number 26 can be found on your right.

What3Words: ///lengthen.perplexed.bolt



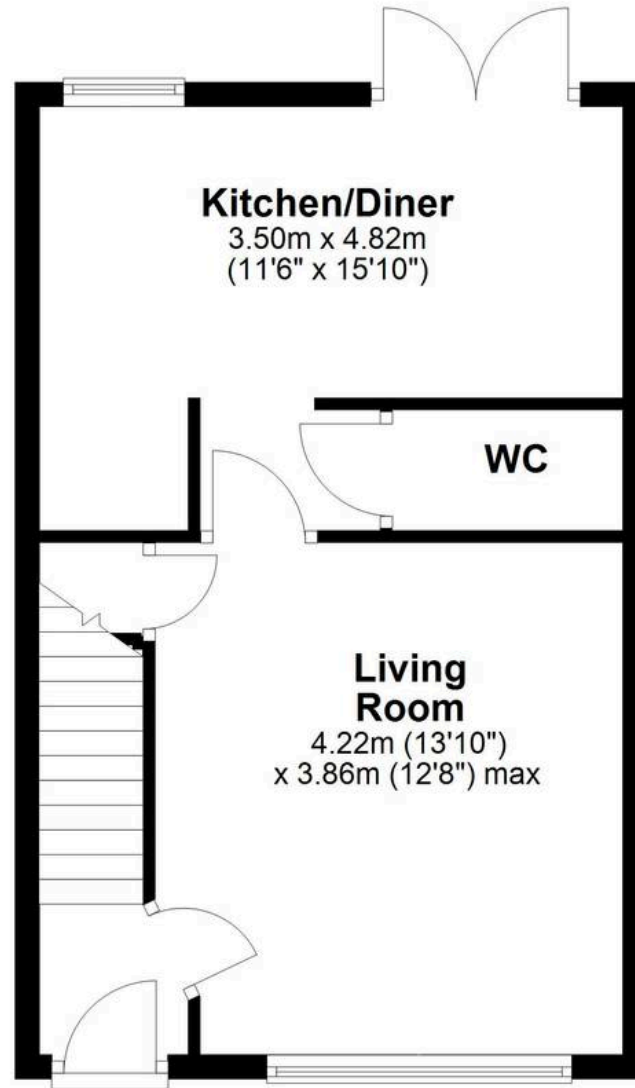
## Ground Floor

Approx. 51.1 sq. metres (550.2 sq. feet)



### Garage

5.14m x 2.70m  
(16'10" x 8'10")



### Kitchen/Diner

3.50m x 4.82m  
(11'6" x 15'10")

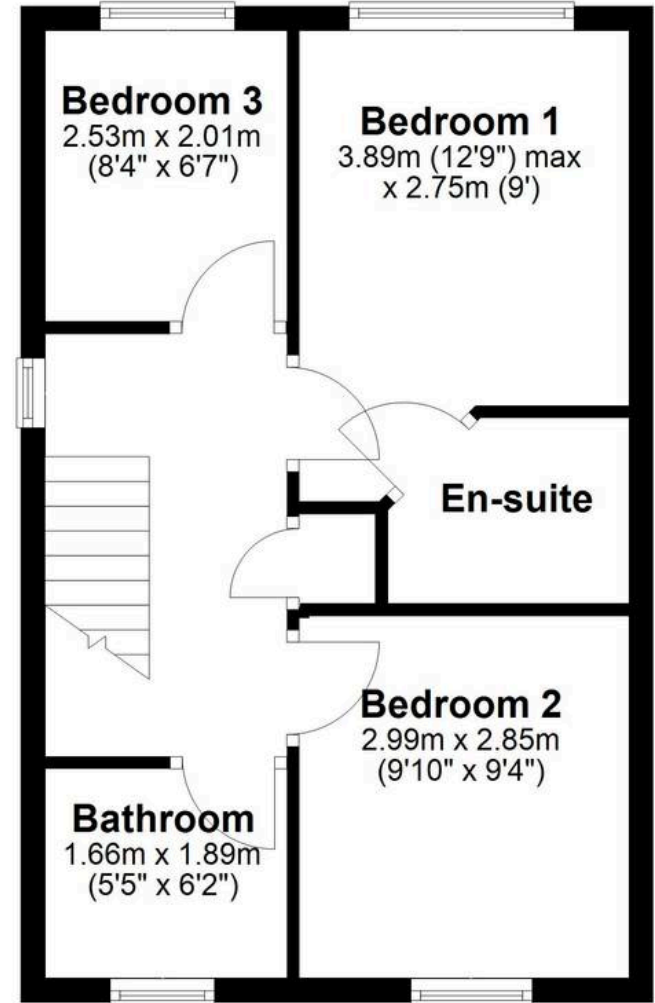
WC

### Living Room

4.22m (13'10")  
x 3.86m (12'8") max

## First Floor

Approx. 38.0 sq. metres (409.5 sq. feet)



### Bedroom 3

2.53m x 2.01m  
(8'4" x 6'7")

### Bedroom 1

3.89m (12'9") max  
x 2.75m (9')

En-suite

### Bedroom 2

2.99m x 2.85m  
(9'10" x 9'4")

### Bathroom

1.66m x 1.89m  
(5'5" x 6'2")

Total area: approx. 89.2 sq. metres (959.7 sq. feet)



## Helmores

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