



24 Cornfield Way, North Tawton, EX20 2FB

Guide Price **£235,000**

24 Cornfield Way

North Tawton

- Semi-detached modern home
- Excellent order throughout
- 2 double bedrooms
- Large garden
- NHBC warranty cover remaining
- Potential for extension (STPP)
- Located on the edge of a small town with views to Dartmoor
- Situated on a paved no-through road / cul-de-sac
- Parking for at least 2 vehicles
- Gas central heating and double glazing

Cornfield Way is on a small development on the edge of the small town of North Tawton with lovely views across to Dartmoor and conveniently located just 6 miles away from the A30. North Tawton has a thriving community with many local activities, primary school, pubs, restaurants, pharmacy, Doctors surgery and shops.

This well-presented semi-detached modern house is situated at the top of the development in a quiet cul-de-sac. It is light and airy throughout and benefits from a large and versatile garden. Excellently presented both internally and externally, the downstairs comprises of a lounge, kitchen / diner, and utility / cloakroom. The kitchen / diner has a good array of modern cream units. There is a gas 4 ring hob and a newly fitted NEFF double oven. There is plenty of space for white goods.





The dining area has space for a good sized dining table and unit with a back door leading to the garden. The cloakroom has been converted to a utility room by the current owners and could easily be reverted back to a cloakroom (additional WC) if required. The lounge has a south facing window looking onto the front lawn and a feature electric fireplace with attractive surround. There is a good sized understairs cupboard. The wider than average stairs lead to a landing, two double sized bedrooms and a bathroom. The front double bedroom has views across to Dartmoor and an airing cupboard. The rear double bedroom has a large professionally built fitted wardrobe, made from wood with glass & mirror doors, and has a lovely aspect over the garden. The bathroom has a white suite bath with shower over and glass screen with a WC and sink. The property has gas central heating and double glazing throughout. Outside to the front is lawned with some ornamental bushes. The generously sized drive has parking for at least two cars with level access that leads through a gate to the rear of the property. The main garden is mostly laid to lawn and is a great size for a modern house. The plot size also provides potential to extend the property (STPP). There is a lovely porcelain slab patio area perfect for outdoor dining in front of the quality built, generously sized summer house. There is an additional garden shed and BBQ area and another small patio / seating area by the back of the house, perfect for early morning breakfast. This area includes a double electricity socket and water tap. The garden also has a small vegetable plot and some trees /shrubs. To the rear of the garden there are lovely views across to Dartmoor.



Please see the floorplan for room sizes.

Current Council Tax: Band B – West Devon 2025/26 –
£2075.75

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

Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

DIRECTIONS : From the A3072 at De Bathe Cross take the turning towards North Tawton, take the first left onto Budd Close then a right turn onto Cornfield Way. Continue up around and number 24 can be found on the right.

For Sat Nav: EX20 2FB

What3Words: ///famines.makeup.electric





Floor 0



Floor 1

Approximate total area⁽¹⁾
52.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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