



**3 Farwell Mews, Fore Street, North Tawton, EX20 2DT**

Guide Price **£175,000**

## 3 Farwell Mews, Fore Street

North Tawton

- Mid terrace modern home
- Enclosed garden
- 2 Bedrooms
- Open plan kitchen/lounge
- Conservatory
- Parking for 1 vehicle
- Close to transport & amenities

3 Farwell Mews is a mid-terrace modern home, set in a quiet tucked-away position while remaining close to the shops and amenities in North Tawton.

The ground floor is arranged as an open-plan kitchen and living space, creating a straightforward and sociable layout for day-to-day use. A conservatory to the rear adds an extra area to sit or dine, with direct access out to the garden.

Upstairs are two bedrooms along with a bathroom, providing comfortable and manageable accommodation.

The property is fitted with uPVC double glazing and modern Dimplex electric heating, helping to keep running and maintenance simple.

Outside, the rear garden is laid to chippings, making it easy to look after and well suited to outdoor seating or barbecues. It is fully enclosed, offering a secure space for children or pets.

A particularly useful addition is the allocated parking space, giving convenient off-road parking close to the house.





Overall, a practical and well-located home, offering low-maintenance living in a convenient town setting.

Please see the floorplan for room sizes.

Current Council Tax: Band A - West Devon 2025/26 - £1,779.22

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast 900Mbps

Drainage: Mains drainage

Heating: Electric diplex heating

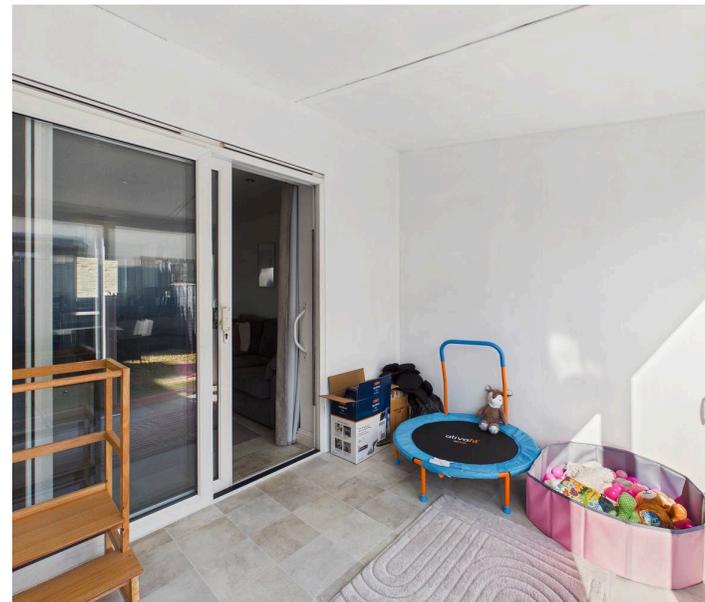
Construction: Block

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.



Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer. Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

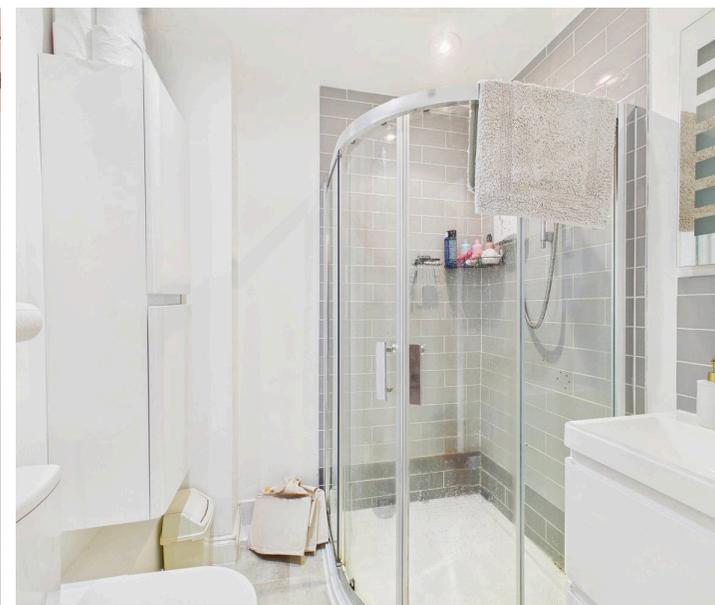
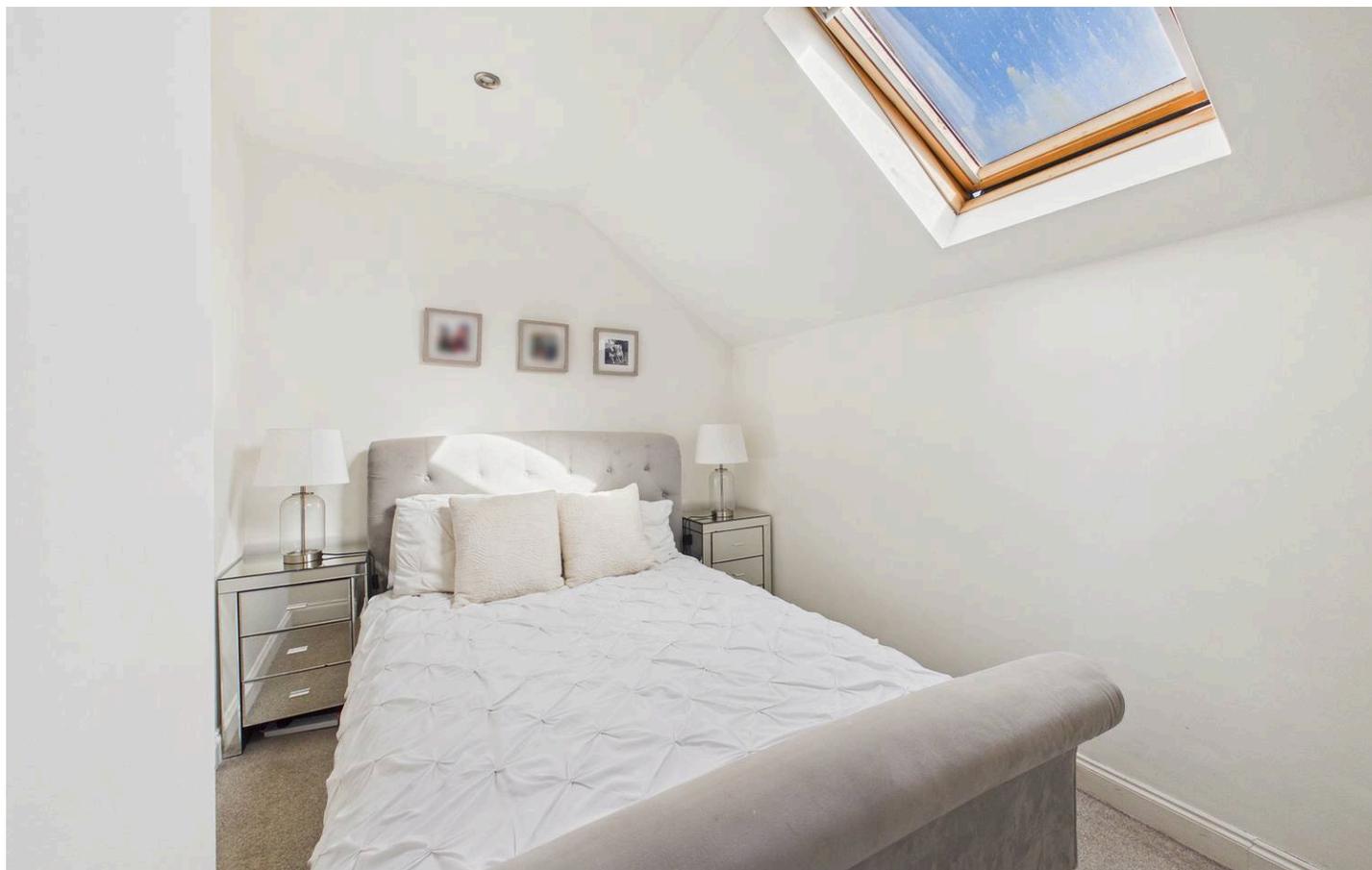
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**NORTH TAWTON** is a small market town, the original settlement being alongside the banks of the River Taw around which grew a rich woollen trade. Today the town is home to an array of independent shops and services many of which are centred around the pretty market square with its George V Jubilee clock tower. There are also large employers including Gregory's Haulage and The Taw Valley Creamery, which also has a cheese shop. Both companies take advantage of North Tawton's access to a good roadwork, a 6.5 mile drive takes you to the A30. The town is also served by frequent buses with routes to Crediton, Exeter, Okehampton as well as Bideford and Barnstaple. In recent years the town has expanded to accommodate more families as they seek the convenience of a small town within a rural setting, the OFSTED Good primary school is also an attraction. North Tawton has also had its brush with celebrity. The Poet laureate Ted Hughes moved to the town with Sylvia Plath; it remained his home until his passing in 1998. More recently, the town became the fictional village of Clatterford St Mary and the setting for Jennifer Saunders' sitcom, Jam and Jerusalem.

**DIRECTIONS :** From the A3072 take the main road into North Tawton, continue through the town and bear left onto Fore Street, at the bottom of Fore Street turn left onto Gowmans Terrace and the property can be found on the left marked with a Helmores board.

For Sat Nav: EX20 2DT

What3Words: [///situates.sprain.wasp](https://www.what3words.com/situates.sprain.wasp)





Floor 0

Approximate total area<sup>(1)</sup>  
55 m<sup>2</sup>



Floor 1



(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



## Helmores

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