



mansbridgebalment

SOUTH TAWTON Guide £250,000



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## 4 Hillcrest, South Tawton, EX20 2LH



### SITUATION AND DESCRIPTION

The property is located in the sought-after Dartmoor village of South Tawton.

South Tawton is a pretty Dartmoor National Park village with an interesting mix of properties and has a well known public house and a parish church. The Dartmoor village of South Zeal lies only half a mile away with an excellent range of local amenities including a well renowned primary school, village stores, post office, church, recreation/playing fields and two popular public houses. A more comprehensive range of local shopping and amenities can be found in Okehampton.

Okehampton lies on the northern edge of Dartmoor National Park. It is approximately 30 miles from both the north and south Devon coasts. There are superb local beauty spots where one may enjoy walking, riding and fishing. The shopping area contains a bank, post office, and supermarkets, including Waitrose, as well as many interesting locally owned shops. Primary and secondary education is well catered for in local schools. The recreation ground and park contains, amongst other things, a covered heated swimming pool. Most sports are available including 18 hole golf course, squash courts, indoor rifle range and thriving rugby and soccer clubs.

A semi-detached house, built by the local authority and currently in need of some improvement and modernisation. There are large front and rear gardens, with excellent views of surrounding countryside and towards Dartmoor, to both aspects. The accommodation comprises of: hallway; sitting room; kitchen; rear porch; ground floor bathroom and W.C. room. To the first floor are three bedrooms. The property benefits from double glazing and air-source central heating.

To the front of the property is a parking bay for the residents of Hillcrest. There is the possibility of creating off-road parking for several vehicles directly to the front of the house, subject to the necessary consents being granted.

We are delighted to be appointed as sole agents for the sale of the property, which is offered with NO ONWARD CHAIN.

### ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves. The accommodation, together with approximate room sizes, is as follows:

PVCu front door to:

#### **HALLWAY**

13' 8" x 3' 10" (4.18m x 1.19m)

Stairs to first floor landing; radiator; electric box; door to:

#### **SITTING ROOM**

14' 1" x 11' 0" (4.31m x 3.36m)

Window to front with surrounding countryside views; radiator; tiled fireplace; picture rail; door to:

#### **KITCHEN**

12' 7" x 9' 6" (3.84m x 2.9m)

Window to rear; matching wall and floor kitchen units with roll topped work surfaces and part tiled splashbacks; stainless steel sink and drainer; space and plumbing for washing machine/dishwasher; space for oven; solid fuel stove set into fireplace; doors to:



#### **UNDERSTAIRS STORE/PANTRY**

13' 1" x 3' 2" (3.99m x 0.97m)

Window, shelving and light.

#### **BATHROOM**

6' 2" x 4' 10" (1.9m x 1.49m)

Obscure window to side; panel enclosed bath; part tiled wall; radiator; door to:

#### **W.C.**

5' 6" x 2' 11" (1.68m x 0.91m)

Obscure window to rear; high cistern w.c; pedestal wash hand basin; part tiled walls; loft hatch.

#### **REAR PORCH**

4' 4" x 3' 2" (1.34m x 0.98m)

PVCu door to rear.

### **FIRST FLOOR**

#### **LANDING**

Window to side; loft hatch; smoke and carbon monoxide alarm; doors to:

#### **BEDROOM ONE**

14' 2" x 9' 7" (4.33m x 2.94m)

Window to front; views over surrounding countryside; radiator; picture rail; door to storage cupboard.

#### **BEDROOM TWO**

10' 11" x 8' 11" (3.33m x 2.73m)

Window to rear; views over surrounding countryside and Dartmoor; radiator; picture rail; airing cupboard with hot water tank and boiler.

#### **BEDROOM THREE**

7' 5" x 7' 5" (2.27m x 2.27m)

Window to rear with views over surrounding countryside and Dartmoor; radiator; picture rail; loft hatch.

### **OUTSIDE**

Off road parking bay area for the residents of Hillcrest. Off-road parking could be created directly to the front of the property, if so desired, subject to the necessary consents being granted.

#### **FRONT GARDEN**

A generous grassed and fenced front garden.

#### **REAR GARDEN**

A large, gently inclining grassed garden with hedge and fence borders. Views over surrounding countryside and towards Dartmoor. Directly to the rear of the property is a:

#### **OUTSIDE STORE**

6' 0" x 2' 11" (1.83m x 0.91m)

Of block construction; power connected.



## SERVICES

Mains water, mains drainage, mains electricity. Air-source central heating.

## OUTGOINGS

We understand this property is in band ' B ' for Council Tax purposes,

## VIEWINGS

Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371.

## DIRECTIONS

For SAT NAV, use the property postcode EX20 2LH.

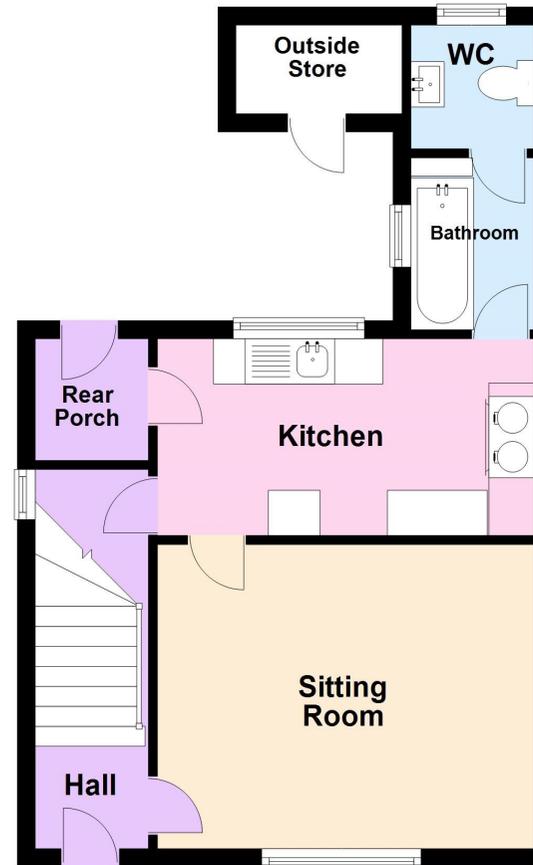
Upon entering the village of South Tawton, take the first turning left into Hillcrest, whereupon the property will be found directly in front of you, identified by a Mansbridge Balment for sale board.

EPC Rating 62 Band D

O1340



## Ground Floor



## First Floor



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UNIT 17 CHARTER PLACE · RED LION YARD  
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