



11 Barton Street, North Tawton, EX20 2HJ

Guide Price £280,000

HELMORES
SINCE 1699

11 Barton Street

North Tawton

- 3 bedroom semi-detached house
- Plenty of character
- Tucked away yet a short walk into town centre
- Kitchen plus utility
- Large living room with wood-burner
- 2 bedrooms and bathroom on first floor
- Stunning top floor bedroom with exposed beams
- Secure rear garden with patio and lawn
- Level, gated garden (ideal for pets)
- Off-road parking

Barton Street runs from the middle of the High Street, around the park and joins into Moor View so it's a wonderfully accessible position but in a quiet spot away from the majority of the traffic. No 11 is right opposite the park so there is plenty of external space on offer locally as well as the gardens to the property.



HELMORES
SINCE 1699



The cottage itself is semi-detached and is a mix of cob and stone with a slate roof. It isn't listed or within the conservation area but it's an attractive property that's grown over time. There is mains gas central heating and uPVC double glazing and the render was replaced on the cob part with lime render in 2021 plus the roof was overhauled so it's a great example of a character cottage that's been looked after. On the ground floor, the outside arrangement means that the general entrance is from the parking/garden side. A small utility room houses a WC, sink and plumbing for the washing machine, and then into the kitchen/breakfast room which is light and well fitted. Glazed doors lead into the living room which is a large room and currently used as a living/dining room with a feature stone fireplace with woodburner, windows on two elevations, a further set of double doors to the front porch and the official front door (not currently used often!). A doorway leads to the stairs and on the first floor are two double bedrooms with deep window seats, served by the bathroom with a bath and shower over. Up again, the final double bedroom occupies the whole of the top floor with a large window and exposed timbers making a wonderful light space with plenty of room.



Outside, gates lead from the village road to the parking area and garden which is mainly lawned with natural hedging giving privacy. It may be possible to create further parking in the garden should it be required. For a cottage of this type, having the parking and the garden is a real bonus and combine this with the park opposite and an easy walk into town, it's a great proposition.

Please see the floorplan for room sizes.

Current Council Tax: Band B – West Devon 2023/24 – £1905.35

Utilities: Mains electric, gas, 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.

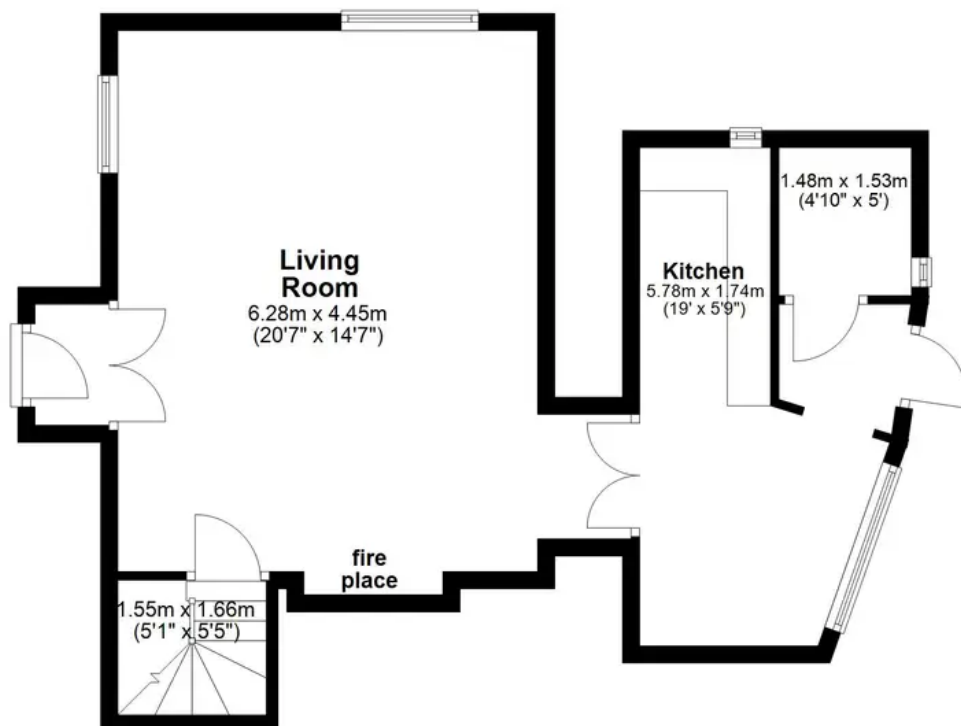
DIRECTIONS : For sat-nav use EX20 2HJ and the What3Words address is [///knowledge.reactng.payout](https://www.what3words.com////knowledge.reactng.payout) but if you want the traditional directions, please read on.

As you approach North Tawton from the A3072 at De Bathe Cross, you'll reach a mini-roundabout. Take a left turn into Moor View and at the end, this turns into Barton Street. No 11 will be found on the left. For viewings, it's easiest to park on Moor View or Barton Hill and walk a few meters.



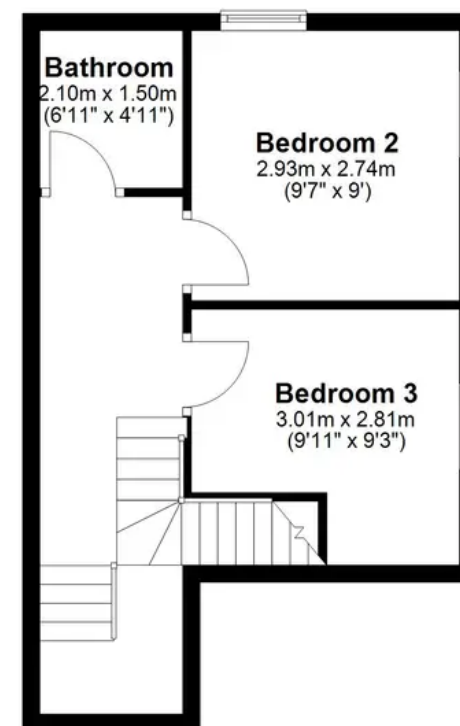
Ground Floor

Approx. 50.4 sq. metres (542.6 sq. feet)



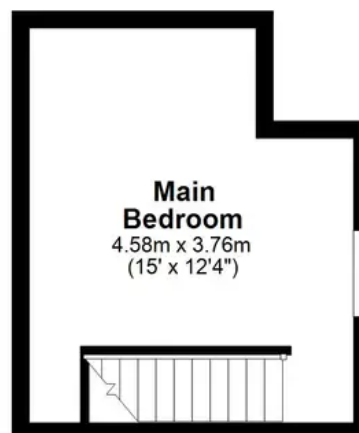
First Floor

Approx. 30.6 sq. metres (329.4 sq. feet)



Second Floor

Approx. 15.8 sq. metres (170.0 sq. feet)



Total area: approx. 96.8 sq. metres (1041.9 sq. feet)

HELMORES
SINCE 1699



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

HELMORES
SINCE 1699

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.