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24 Cornfield Way



Exeter 19.9 miles, Okehampton 7 miles,  
A30 12.2 miles

A well-presented two-bedroom family home set on the fringe of the popular Devonshire town of North Tawton.

- 2 Double Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Family Bathroom
- Large Rear Garden
- Driveway
- Freehold
- Council Tax Band: B
- EPC Band: B

Guide Price £225,000

### SITUATION

The property occupies a convenient location on the fringe of the small market town of North Tawton. The town offers a comprehensive range of amenities which include supermarket, various local shops, post office, public houses, primary school, dentists, doctors and veterinary surgeries. The town is situated amidst rolling Devonshire countryside, lying with easy driving distance of the A30 and within commuting distance of Exeter. The large town of Okehampton offers a more comprehensive range of facilities having three supermarkets (including a Waitrose) and a good range of locally and nationally owned shops and businesses. There is schooling facilities to sixth form level and state of the art leisure centre in the attractive setting of Simmons Park. The Dartmoor National Park is easily accessible with its hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoors pursuits. The Cathedral and University of Exeter has an excellent shopping centre, together with M5 motorway, main line rail and international air connections. This particular part of Devon is well known for its unspoilt countryside and scope for sporting and leisure facilities. In addition, the north and south coasts of Devon with attractive beaches and delightful coastal scenery are within easy driving distance.

### DESCRIPTION

A well-presented two-bedroom family home set on the fringe of the popular Devonshire town of North Tawton. This charming property offers a modern, tastefully finished interior throughout, complemented by a generous rear garden, and private driveway.

### ACCOMMODATION

Via front door to ENTRANCE HALL: Staircase to first floor, fuse box, door to SITTING ROOM: Feature electric fireplace

with wooden surround, window to front radiator, tv ports and direct fibre connection, understairs cupboard, door to: KITCHEN/DINING ROOM: A range of timber base and wall cupboards with drawer units, NEFF branded double oven with hob and extractor above, stainless steel dual sink with drainer and mixer tap over, space for dishwasher, window to rear, doors to: REAR GARDEN and UTILITY ROOM/CLOAKROOM: wash basin, space for white goods (converted by the current owners, but can be easily reverted to cloakroom)

FIRST FLOOR LANDING: Access to loft space, Doors to: BEDROOM 1- Built in wardrobes with sliding doors, window to rear. BEDROOM 2- Window to front, linen cupboard. BATHROOM - Low level W.C., pedestal wash basin, panelled bath with tap and shower above, extractor unit.

### OUTSIDE

To the front of the property is an area of lawn with steps leading up to the front door and a tarmac driveway. To the rear of the property is a large garden, being predominately laid to lawn with a number of trees and shrubs bordering the boundary fence, storage shed and summer house with a porcelain tiled patio seating area. The rear of the garden has been sectioned off from the remainder, and is currently utilised to grow trees and produce. The property benefits from lovely views of Dartmoor.

### SERVICES

Mains water, gas, electricity and drainage. Broadband Coverage: Ultrafast up to 1800 Mbps (Ofcom). Mobile Coverage: EE and O2 likely indoors. All providers likely outdoors (Ofcom).

### DIRECTIONS

For SAT NAV purposes the postcode is EX20 2FB  
what3words ///famines.makeup.electric

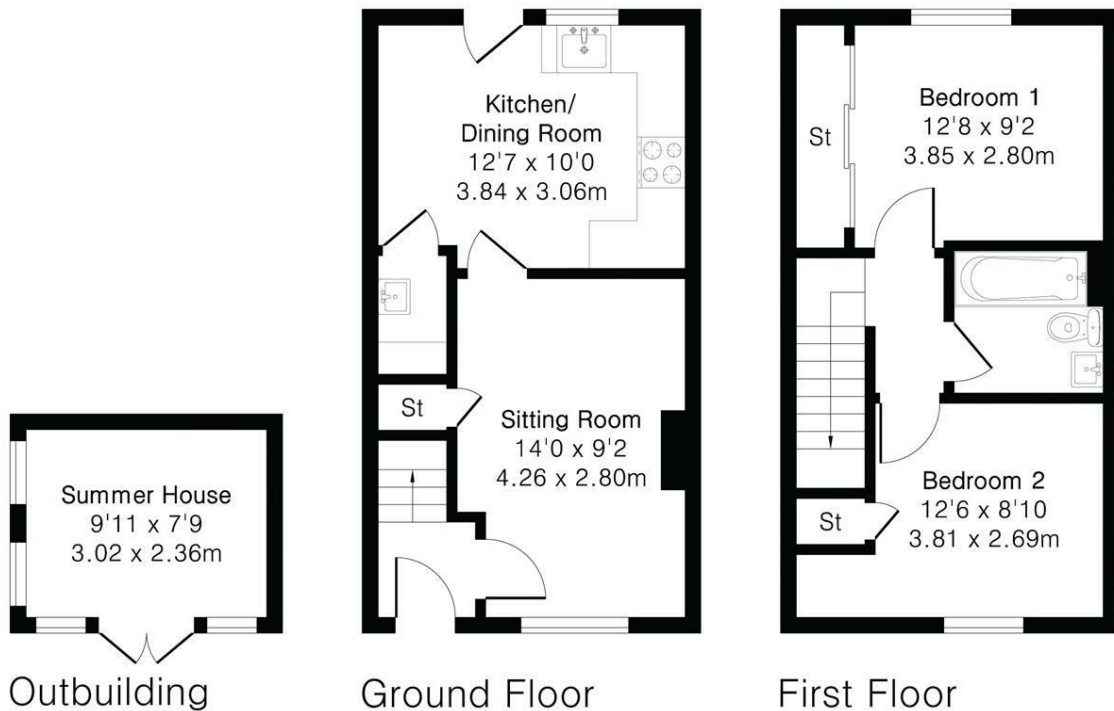


**Approximate Gross Internal Area 618 sq ft - 58 sq m  
(Excluding Outbuilding)**

Ground Floor Area 309 sq ft – 29 sq m

First Floor Area 309 sq ft – 29 sq m

Outbuilding Area 77 sq ft – 7 sq m



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	Best energy efficient - lower running costs		97
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

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