



2 BARTON HILL  
O.I.R.O £235,000

Spacious 3 Bed Semi Detached House, Parking & Garden  
NORTH TAWTON

MILLER TOWN & COUNTRY  
exp UK



- » Semi Detached House
- » Large Private Gardens
- » Parking and EV charging Point
- » Close to Amenities
- » Country & Dartmoor Views
- » Gas Central Heating
- » Double Glazed

## The Property

After entering a bright and airy porch the accommodation leads into an entrance hall, with stairs leading to the first floor and a doorway leading into a light and well appointed sitting room with large picture window to front and a useful understairs cupboard. Beyond a generous kitchen/dining room being dual aspect and having fitted base units and woodblock effect work tops. A useful rear porch gives access to the large rear gardens and there is a good size bathroom / WC with shower cubicle, WC and wash basin. On the first floor the principle bedroom has a roof top view to Dartmoor and over the front garden and there is an En Suite cloakroom/WC. There is a further double bedroom and a generous third bedroom.



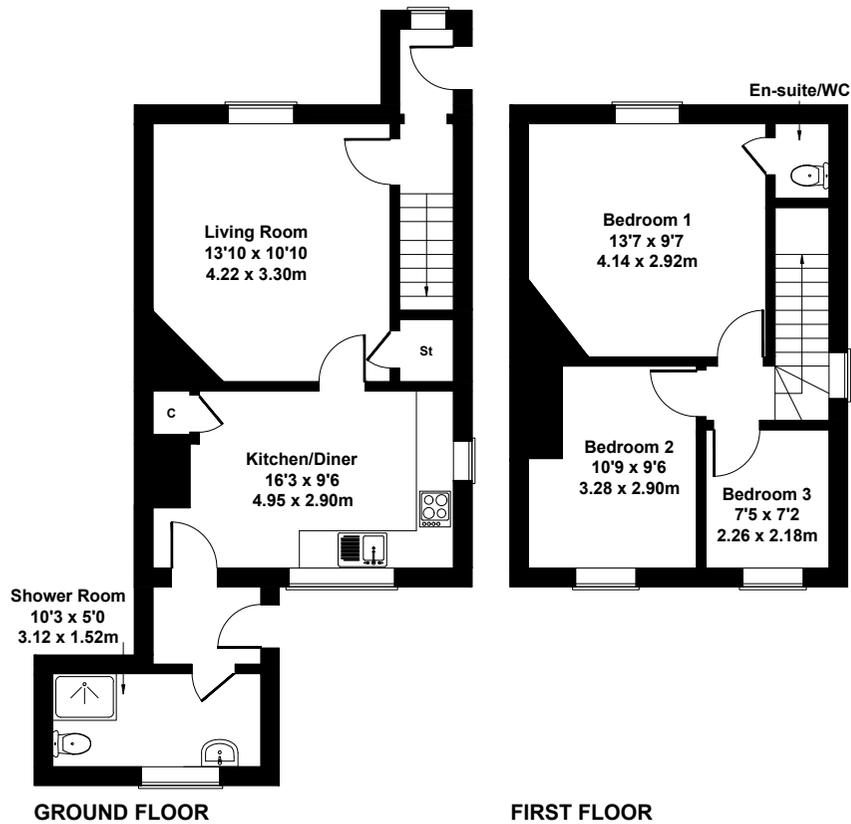
## Outside

To the front of the property the garden area has been gravelled to create a good size and level area for off road parking and there is also an electric car charger fitted. A gate leads around to the rear where there is a substantial level rear garden and concrete patio area directly to the rear of the house.



## 2 Barton Hill

Approximate Gross Internal Area  
879 sq ft - 82 sq m



Not to Scale. Produced by The Plan Portal 2026  
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## Location

Situated in a quiet and tucked away location and yet within easy access of the towns local amenities including park, shops, doctors and vets as well as pubs, café and take aways. North Tawton sits between the larger towns of Okehampton and Crediton and within easy access of the city of Exeter, some 24 miles away by car. It is a popular town with a vibrant community with plenty going on.

## KEY INFORMATION

- 3 Bedrooms
- 1 Bathroom
- 2 Reception Rooms
- Driveway for 2 cars
- Not Listed
- Heating: Gas central heating
- Utilities: Mains electric, water, drainage and gas
- Restrictions: £1/yr Rent Charge applies
- Easements, Wayleaves: Right of access for utilities
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: No
- Planning Permission / Proposed Developments: None known
- EPC Rating: D (65)
- Council Tax Band: B
- Tenure: Freehold
- Broadband: FTTC \*Per Ofcom
- Mobile Signal: Variable - Good \*Per Ofcom
- Currently not accessible for wheelchair users

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### VIEWING:

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