



2 STOATS MEWS  
O.I.R.O £175,000

Town Centre Cottage with Garage/Workshop  
NORTH TAWTON

MILLER TOWN & COUNTRY  
exp UK



- » Semi Detached Stone Built Cottage
- » Central Tucked Away Location
- » Bright Open Plan Ground Floor
- » Double Glazed
- » Garage/Workshop
- » Parking for 2 cars
- » No Upward Chain

## The Property

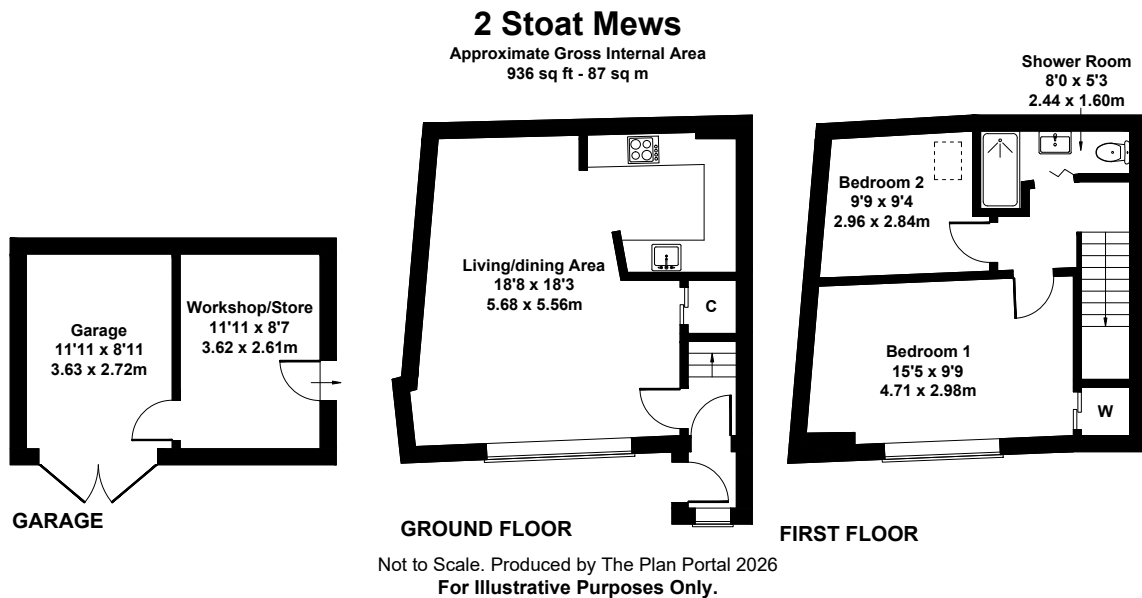
A super semi detached two bedroom cottage in a quiet cul-de-sac within easy reach of the town centre and all its amenities. A good size easy maintenance courtyard to the front leads to the front door and a useful porch. The downstairs is mostly open plan with living room, dining space and a neutral modern fitted kitchen. Upstairs the main bedroom is spacious and bright with a built in cupboard and some views to the front. The second bedroom could also accommodate a double bed but would also work well as a home office or hobbies room. The shower room offers a modern double shower cubicle, wash basin and WC.



## Outside

To the front is a good sized walled courtyard which is paved and easy to maintain. From here there is direct access through a side door to the Workshop and Garage. These spaces offer ample storage and with power connected also offer a great space for hobbies. There are also two parking spaces alongside the courtyard wall.





## KEY INFORMATION

-  2 Bedrooms
-  1 Bathroom
-  1 Reception Room
-  Allocated and garage
-  Not Listed
-  Heating: Night storage heaters
-  Utilities: Mains electric, water and drainage
-  Restrictions: None Known
-  Easements, Wayleaves: None Known
-  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 (55)
-  Council Tax Band: B
-  Tenure: Freehold
-  Broadband: FTTP  
\*Per Ofcom
-  Mobile Signal: Good  
\*Per Ofcom
-  Not suitable for wheelchair users

## Location

The cottage is located in a tucked away location near to the centre of North Tawton and the local park. There is almost level access into the small town which offers a doctors, vets, Spar shop, café, further shops and Church. There are also 2 public houses. Situated between the larger towns of Okehampton (7 miles distant) and Crediton (12 miles distant), both offering rail links to Exeter. The A30 dual carriageway is easily accessible by car providing links to Exeter (23 miles approx) and the coast.

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### VIEWING:

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