



Eastfield



Okehampton 5 Miles A30 3 Miles Exeter 21 Miles

An individual three bedroom detached bungalow with gardens and garage in this popular Dartmoor Village.

- Dartmoor Village
- Non Estate Bungalow
- Kitchen/Breakfast Room
- Sitting Room
- 3 Bedrooms
- Shower Room
- Oil C/H and Double Glazing
- Parking and Garage
- Gardens
- No Chain

Guide Price £375,000

SITUATION

Eastfield is set within the heart of the village of South Tawton, a most attractive rural community, situated within the northern boundaries of the Dartmoor National Park. The village offers a parish church and church house. The nearby village of South Zeal has an excellent primary school, Post Office/stores and two public houses. The former market town of Okehampton is some 5 miles distant and offers an excellent range of amenities including three supermarkets, nationally and locally owned shops, and state of the art leisure centre in the attractive setting of Simmons Park. The Dartmoor National Park is easily accessible from South Tawton and South Zeal via footpaths and bridleways and offers hundreds of square miles of superb unspoilt scenery, with many opportunities for riding, walking and outdoor pursuits.

DESCRIPTION

Eastfield is an individual non estate detached bungalow, occupying a pleasant central village location. Internally the property benefits from oil fired central heating and double glazing and is offered with no ongoing chain.

In brief the property offers a cloakroom, a kitchen/breakfast room with oil fired 'Stanley', there is a light and spacious sitting room with open fireplace. Together with 3 bedrooms (all with fitted wardrobes) and a family bathroom. Externally there are attractive mature gardens extending to 0.15 acres, together with parking and a garage/workshop.

ACCOMMODATION

Open Porch: with steps to front entrance door, opening to the Hallway: fitted airing cupboard with hot water cylinder, immersion and heating controls. two further built in cloaks/store cupboards, access to loft space, radiator, doors to, Cloakroom: comprising Wc, plumbing and space for washing machine, opaque window to front. Kitchen/Breakfast Room: range of base cupboards and drawers with roll edge work surfaces over, inset single bowl sink unit, space for low level fridge. Matching wall cupboards over, Stanley oil fired range, also providing hot water and central heating, dual aspect windows, radiator. Sitting

room: a light spacious room with open tiled fireplace and mantle, bay style window to rear garden, with sliding patio doors and side windows, further window to side, radiator. Bedroom 1: dual aspect windows with views over the garden and surrounding countryside, built in wardrobe cupboard, radiator. Bedroom 2: window to rear aspect, built in wardrobe cupboard, radiator. Bedroom 3: window to side aspect with view over garden and countryside, radiator, fitted wardrobe cupboard. Bathroom: coloured suite comprising: panelled bath with shower attachment and tiled surrounds, low level Wc, pedestal wash basin, radiator, opaque window to front.

OUTSIDE

A five bar gate opens to the drive with parking for 2/3 vehicles. Garage/Workshop: metal up and over door, window to rear, door to garden. Attractive mature gardens surround the property, the main garden area lies to the east, being primarily laid to lawn, bordered by mature shrubs, bushes and trees. To the rear of the bungalow is a stone paved seating area and fish pond, further gardens continue around to the drive.

DIRECTIONS

From Okehampton proceed out of the town in an easterly direction as if towards Exeter. Do not join the A30 dual carriageway but carry on over the flyover and follow the road into Sticklepath. Take the third turning left after the Taw River Inn towards South Zeal and at the next crossroads turn left for South Tawton. As you enter the village, the parish church will be on your left hand side, turn right (just after the end of the church) and the property will be found just a short distance down this lane on the left identified by a Stags for sale board.

SERVICES

Mains electric, water and drainage



Eastfield, South Tawton



Total Area: 77.0 m² ... 828 ft² (excluding garage / workshop)

All measurements are approximate and for display purposes only

These particulars are a guide only and should not be relied upon for any purpose.

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Energy Efficiency Rating		Current	Potential
<small>(Not a target) - lowest running costs</small>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>(Not energy efficient) - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	76

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