Offers In The Region Of £270,000

3 Bedroom Terraced House for sale

12 Eastwick Barton, Nomansland, Tiverton

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SALES AND LETTINGS

Overview

Nestled within an attractive row of individual cottages in the picturesque village of Nomansland, this charming three-bedroom thatched terrace offers the very best in country living with a touch of modern comfort. Beautifully presented and thoughtfully updated, it provides an inviting and well-arranged layout throughout its 1166 square feet, perfectly harmonising traditional features with contemporary style.

Key Features

- CHARACTER THATCHED TERRACED COTTAGE
- 3 BEDROOMS
- DOUBLE GARAGE / WORKSHOP
- GATED DRIVEWAY
- LANDSCAPED GARDEN
- HAMLET LOCATION
- REFURBISHED KITCHEN / BREAKFAST ROOM
- WHAT3WORDS///boldest.reserve.thinnest

Nestled within a picturesque row of four homes in the sought-after village of Nomansland, Tiverton, this enchanting three-bedroom thatched terrace cottage offers a wonderful blend of rural charm and modern living, all set against the rolling backdrop of the North Devon countryside.

Beautifully presented throughout, the property welcomes you with a spacious dual-aspect lounge and dining area bathed in light, with patio doors opening to a delightful, enclosed rear garden. At the heart of the home is a contemporary kitchen and breakfast room, thoughtfully modernised by the current owners to provide both style and practicality. A handy utility room and cloakroom complete the ground floor, ensuring family life runs smoothly.

Upstairs, the cottage features three well-proportioned bedrooms, two of which benefit from integrated wardrobes, and a sleek, modern family bathroom with a bath and shower over, perfect for relaxing at the end of the day.

The garden itself provides an ideal outdoor retreat, mainly laid to lawn with attractive flower borders and a inviting decked area for summer entertaining. A path leads directly to the back of a double garage, which the present owners have cleverly adapted as a versatile games and reception room, complete with Wi-Fi connectivity-an excellent solution for home workers, a playroom for children, or flexible entertaining space. Should additional vehicle storage be required, the garage can easily be restored to its original use, and an attractive driveway accommodates additional off-road parking.

Situated just moments from the celebrated Mount Pleasant Inn, this property enjoys easy access to village life, offering superb local ales and an inviting restaurant menu for evenings out close to home. The rural tranquility is complemented by convenient connections: Nomansland is perfectly positioned between Tiverton and South Molton, both accessible via the A361 North Devon Link Road for quick routes to the stunning coast or the M5 motorway, as well as rail routes from Tiverton Parkway for straightforward journeys beyond Devon.

Life in Nomansland embraces spectacular countryside walks, bridle paths, and panoramic vistas, making this home perfect for those seeking a low-maintenance rural lifestyle with all the comforts of modern amenities.

Arrange a viewing today and experience first-hand the unique appeal and versatility this wonderful cottage has to offer.

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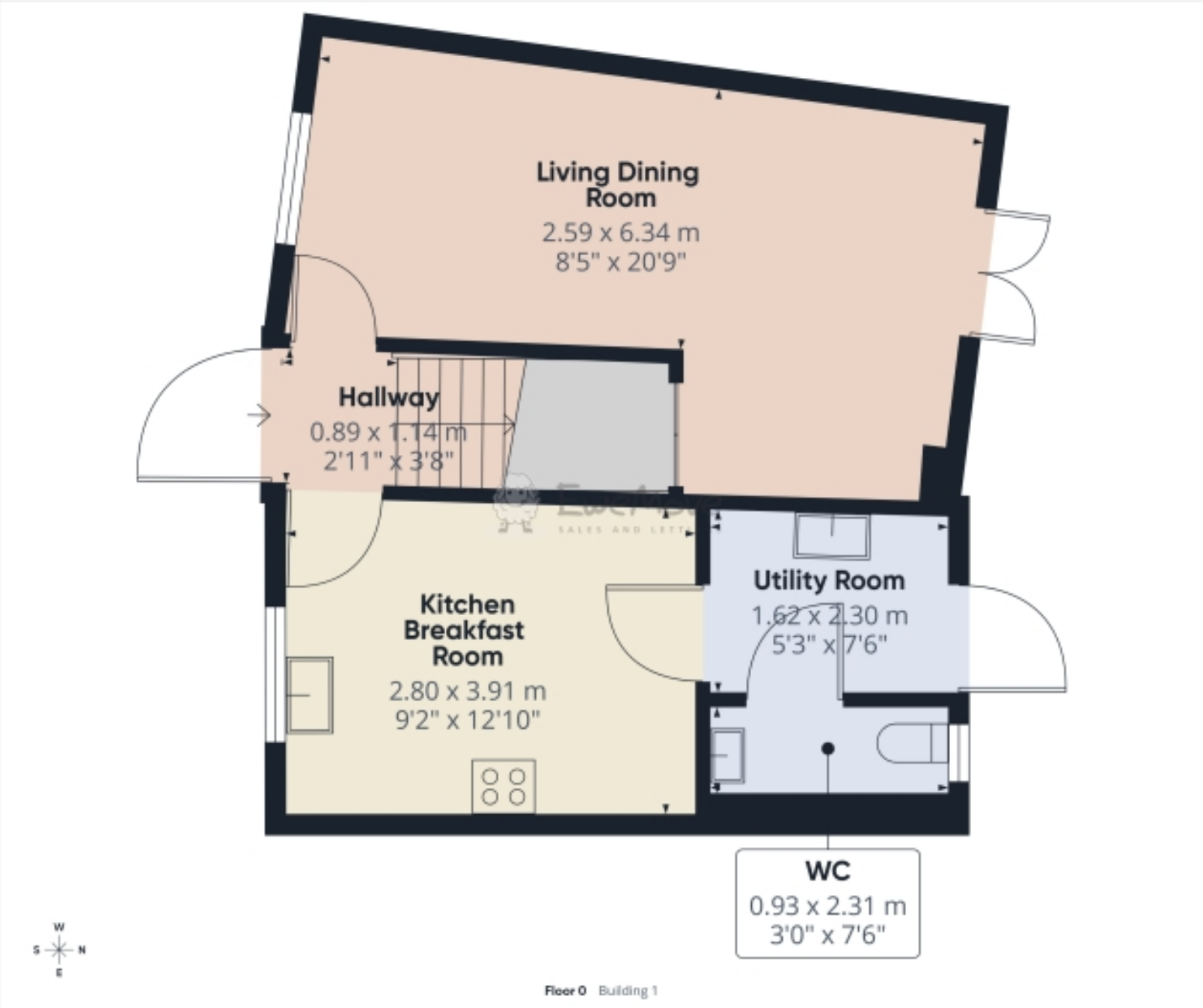
Floorplans



Approximate total area(1)

40.4 m²

436 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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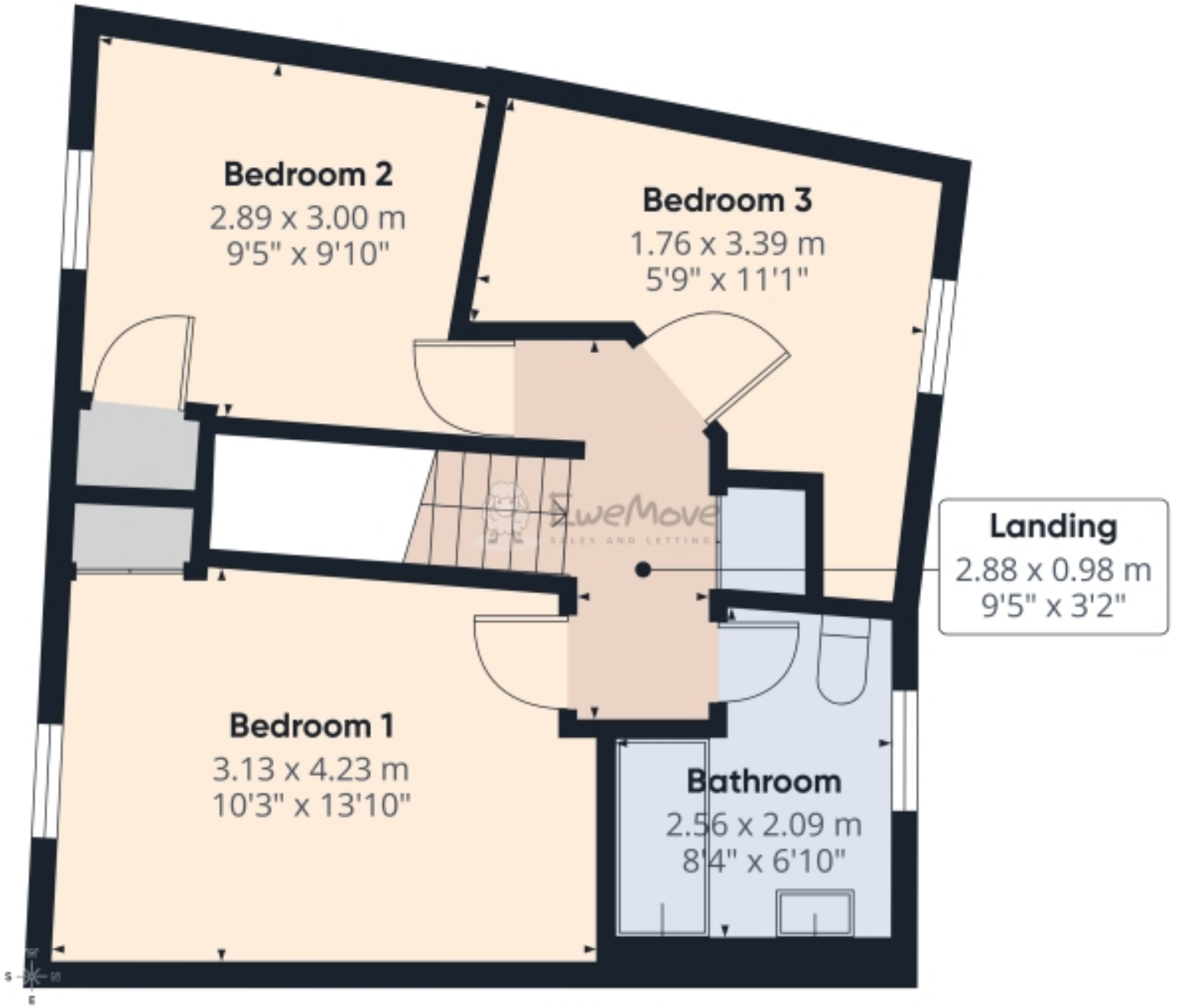
Floorplans



Floor 1 Building 1

Approximate total area(1)

38 m²

409 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floorplans

Floor 0 Building 2

Approximate total area(1)

26.3 m²

283 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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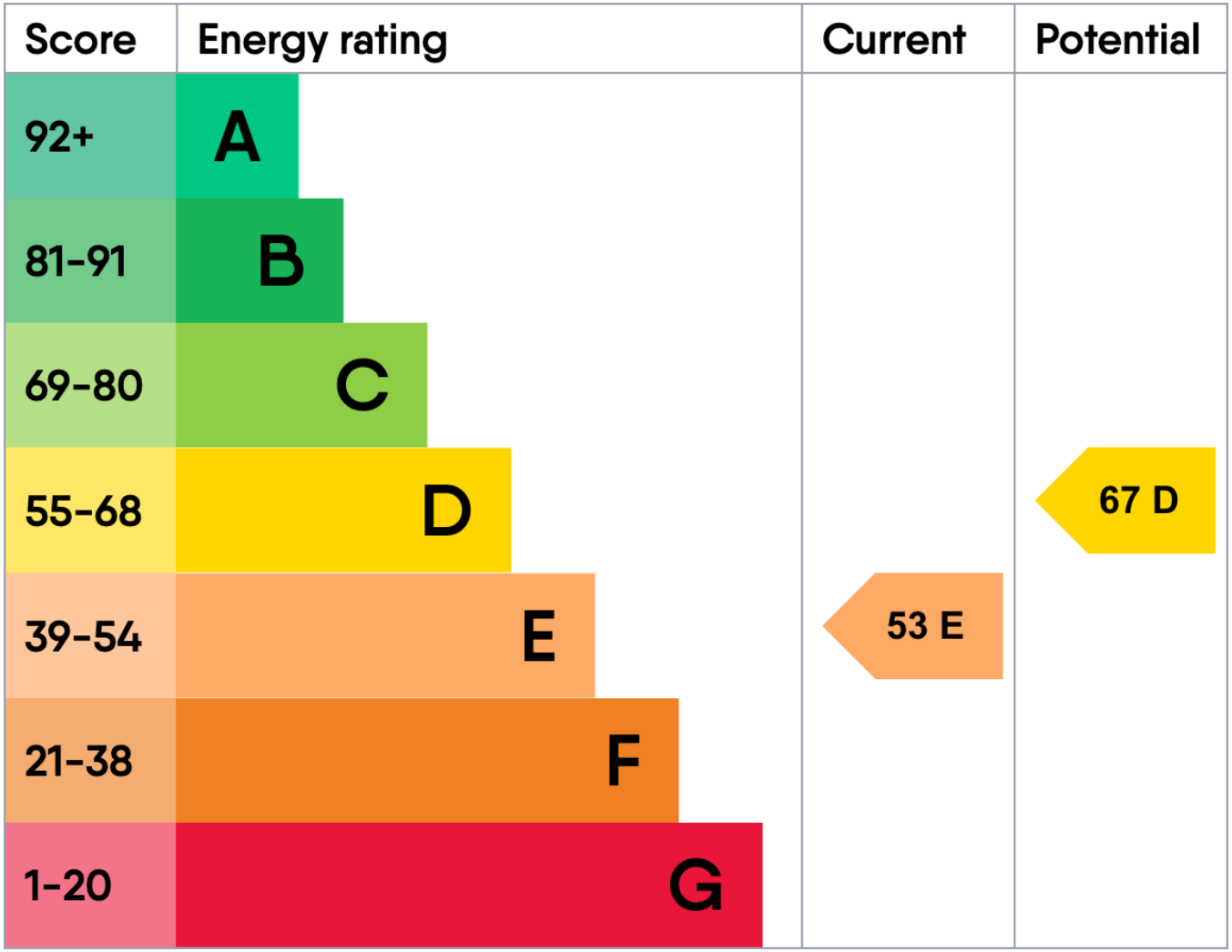
Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
53 E
67 D

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