



Town • Country • Coast



Lewdown, Okehampton

Guide Price £190,000



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## Lewdown, Okehampton

Tucked away within the centre of this Devon village is this end of terrace period cottage, in need of modernisation and updating. Offering characterful accommodation with two double bedrooms, together with off road parking and large enclosed rear gardens. No onward chain.

A gabled entrance porch leads into a lounge/diner with impressive stone fireplace with heavy beam over, housing a multi-fuel stove. Other features include exposed beams, timber window seat, slate floors and timber latch doors. A timber partition separates this room which could be used for a dining table or study area with stairs rising to the first floor. A door leads from the lounge, into the kitchen with base units and space for appliances, windows to side and front. Further door into a rear utility/store, where the boiler is situated, however currently not functioning, and a door leading to outside. From here a further door into the ground floor bathroom, with electric shower over the bath, WC and basin. On the first floor are two double bedrooms.

Outside, approached over an unmade lane shared by the terrace of three cottages, leads to an off road parking area. A timber gate gives access to the rear garden, laid to lawn with many established shrubs and small trees, former vegetable plot and useful store shed.





### Gabled Entrance Porch

### Lounge/Diner

19'8" x 12'9" (6.01m x 3.90m)

### Kitchen

14'4" x 7'5" max. (4.39m x 2.28m max.)

### Utility/Boiler Room

5'10" x 4'11" plus storage (1.80m x 1.52m plus storage)

### Ground Floor Bathroom

8'6" x 5'5" (2.60m x 1.66m)

### First Floor

### Bedroom 1

12'5" x 11'5" (3.79m x 3.50m)

### Bedroom 2

9'7" x 7'10" (2.93m x 2.39m)

### Services

Mains water, electricity and drainage. Oil fired Boiler and Tank not functioning.

### EPC

E41

### Tenure

Freehold

### Local Authority

West Devon Borough Council - Tax Band B.

### Situation

Lewdown with its pretty village green, is well served by local amenities including a public house and part time shop, and Primary Schools in Lewtrenchard and the nearby village of Lifton, where there is also a popular shop and post office, well known Strawberry Fields, Doctors Surgery and renowned fishing hotel, The Arundel Arms. Lewdown also offers good access to the three market towns of Tavistock, Okehampton and Launceston, all offering a far larger range of amenities. The A30 is accessed via Lifton or Sourton and provides a direct route to the West into Cornwall and East into Devon and the city of Exeter. There are numerous local attractions within easy reach, which include beautiful walks and opportunities for sailing enthusiasts at Roadford Lake.

### Directions

From Tavistock, pass through Chillaton and continue on to the village of Lewdown, upon reaching the village at the 'T' junction, cross over into an unmade lane and the cottage will be found ahead of you.



## Floor Plan



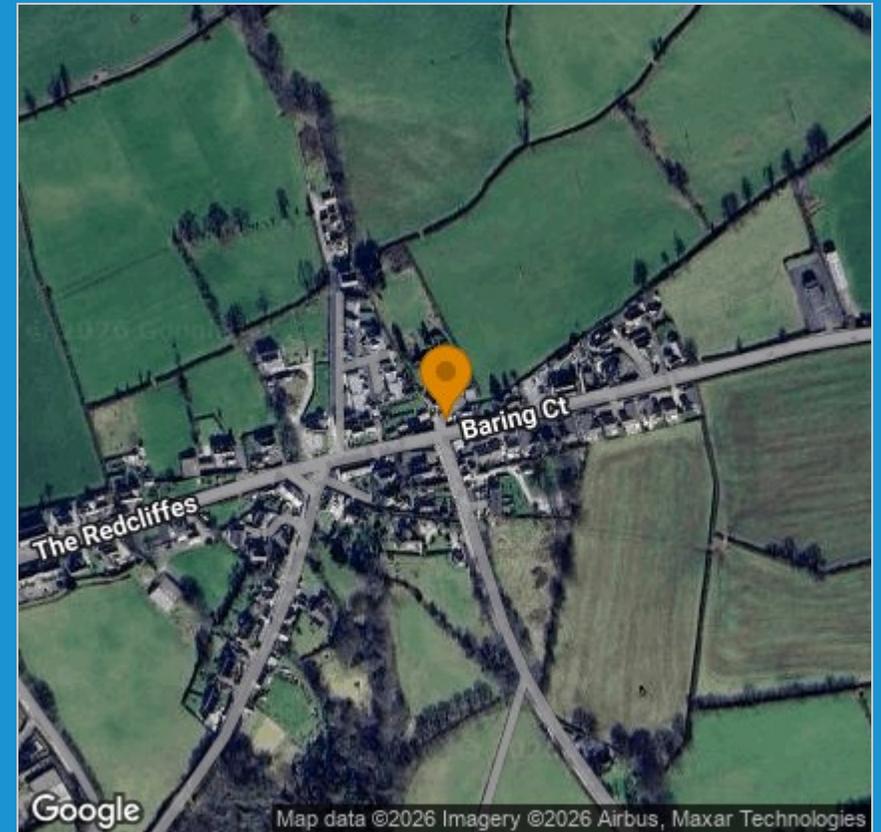
## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

