



## Eastwick Barton, Nomansland, EX16 8PP

A beautifully maintained three-bedroom end-of-terrace property positioned advantageously between Tiverton and Witheridge. No Onward Chain.

**Winkworth**

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## DESCRIPTION:

Nomansland charms is located between Cruwys Morchard and Witheridge. The village enjoys the camaraderie of a cricket club and the esteemed Mount Pleasant Inn. Residents benefit from a convenient bus service connecting Barnstaple to Exeter via Nomansland.

This end-of-terrace family home presents immaculate interiors, a spacious rear garden, garage and allocated parking.

Tucked away in a tranquil cul-de-sac, this property offers the serenity of rural living while being conveniently close to local amenities.

Entry through the thatched porch, the entrance hall grants access to the principal rooms. The dual-aspect sitting/dining room features wooden floors, an inset wood burner with brick surround (although currently not connected), and French doors opening onto the level garden.

The spacious kitchen, situated on the other side of the entrance hall, boasts a range of wall and base units, accompanied by a separate utility room and downstairs cloakroom.

Upstairs are two are generously proportioned double bedrooms, while the third is a well-appointed single room. A good size family bathroom with a shower over the bath.

## OUTSIDE:

The level garden is adorned with mature shrubs and offers seating areas, along with a bin storage area to the side of the property. A rear garden gate leads to the parking area, where two allocated spaces and a garage with a new roller door are located.

Tiverton, a short distance away, boasts a plethora of amenities, both private and state schooling, and diverse shopping options. Positioned approximately 7 miles away, Tiverton offers access to the M5 at Junction 27, alongside which lies Tiverton Parkway Station.

Services: Mains electric, water and oil fired central heating.

Broadband: Ultra-Fast Broadband Available Within This Postcode, (checked on Openreach 14.05) Fibre to the Premise.

Mobile Signal: You are likely to get good coverage. (checked on Ofcom 14.05)

Tenure: Freehold

Council Tax: Band C - Mid Devon

Directions -

what three words ///driver.depending.spring



### **AT A GLANCE:**

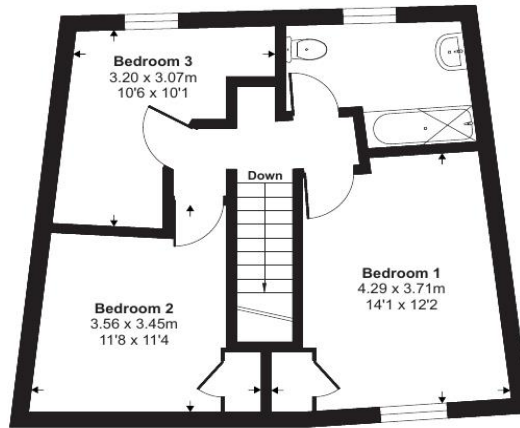
- No onward chain
- Thatched cottage
- End of terrace location
- Large living room/dining area
- Modern fitted kitchen
- 3 double bedrooms
- Enclosed rear garden
- Garage

### **PROPERTY INFORMATION:**

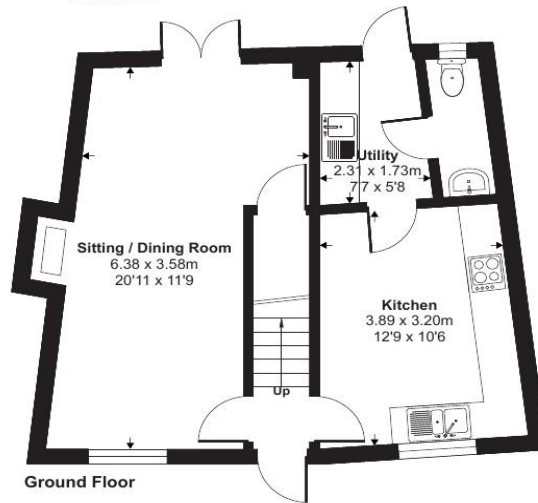
- Freehold
- Council tax Band: C
- Mains electric, gas, water and drainage.

Approximate Area = 921 sq ft / 85.5 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1053677

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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