



Tarka Cottage

7 Steddaford Court, Sticklepath EX20 2NP

RENDELLS

Tarka Cottage

7 Steddaford Court, Sticklepath EX20 2NP

Auction Guide: £270,000

A spacious and comfortable 3/4 bedroom unlisted period home of over 2,000 sq ft in a delightful village on the northern fringe of the Dartmoor National Park with parking, patio and use of the communal gardens. SELLING BY ONLINE AUCTION ENDING AT 2PM ON MONDAY 23RD SEPTEMBER.

Situation:

The property is located in the heart of the attractive village of traditional buildings situated adjacent to the River Taw on the northern fringe of Dartmoor. The area is surrounded by beautiful countryside with wonderful riverside walks which lead up to the rugged uplands of the moor. Amenities in the village include a Shop/Stores with a Café and two public houses.

The nearby town of Okehampton is approximately 4 miles to the west and includes a range of amenities such as a health centre, primary and secondary schools, library, leisure centre and recreation grounds, choice of supermarkets including a Waitrose, a cinema and a range of independent shops. There is also a train station linking it to Exeter and beyond whilst the A30 nearby provides access westwards to the Cornish beaches and eastwards towards Exeter and the M5 and airport.

Description

Tarka Cottage forms part of Steddaford Court, a small development of houses created from a former farmhouse and Coach Inn. The development offers allocated and guest parking in a private yard with shared gardens offering a quiet area to sit. The period property offers generous, comfortable rooms with a range of features including exposed beams, stonework, flagstone flooring and large granite fireplaces with the benefit of PV panels generating electricity for the property. Double glazed throughout and offered with no upward chain.

Accommodation:

The door from the communal yard opens into a hallway with flagstone flooring providing access to the Cloakroom and stairs up to the first floor. An historic timber door opens into a spacious Sitting Room with further flagstone flooring, a large fireplace with bread oven and a multi fuel burner and ceiling beam. This leads through to the Study/Bedroom 4 with built in wardrobe/storage. The Living Room is also a good size with a further large granite fireplace housing a woodburner. There is also a spacious Kitchen/Diner with concealed fridge, plumbing for washing machine, electric oven and hob with cooker hood. A door provides access to a neighbouring hall and access to a store cupboard and a door back into the outside yard.

To the first floor is a Master Bedroom Suite comprising a large double bedroom with twin fitted wardrobes (one accessing further storage), and an En-Suite Bathroom offering a Bath with shower, WC and wash basin set into a vanity unit. There are two further good sized double bedrooms with storage and a spacious Bathroom comprising a bath, shower cubicle, wash basin and WC.

Outside:

To the front is a small patio area. There is an attractive and quiet area of communal gardens with a level lawn, seating area, dryer and plants and shrubs. This is partly maintained by the residents.

A communal store barn provides a bin and recycling store to the ground floor with a secure first floor store room accessed by external stairs.





Services:

Mains water, drainage and electricity. Electric heating (timer and thermostatically controlled heaters plus one night storage heater) and hot water. Solar PV panels installed to the roof with 2.95kw output. Broadband—Superfast available up to 78Mbps (Source Ofcom)

Local and Planning Authority: West Devon Borough Council

Council Tax: Band C (£2,030.96 for 2023/24)

Energy Performance Certificate: D59 (see chart)

Tenure:

The property is freehold with vacant possession.

Service Charge

£437.63 per annum currently (2024). It is determined annually by shareholders of Archlord Property Management Ltd (Jointly owned by the owners of the 8 properties). Covers insurance of common areas, boundary walls, maintenance and electricity.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

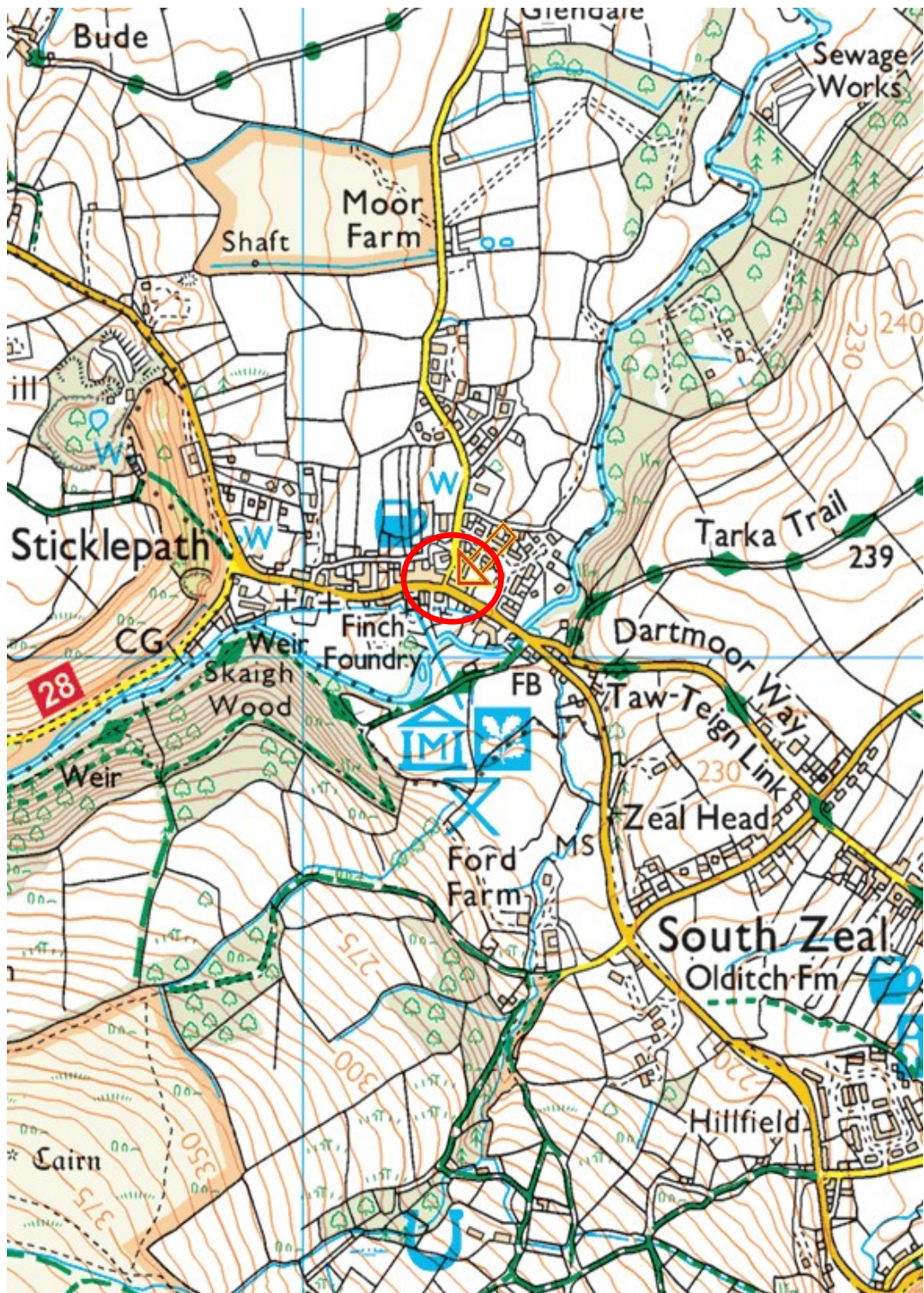
Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277.

Directions: From Okehampton or the A30 head eastwards on the B3260. Follow the road into Sticklepath and turn immediate left next to the Stores/Cafe. Follow this for a short distance and turn first right into Steddaford Court. No 7 is towards the right corner.

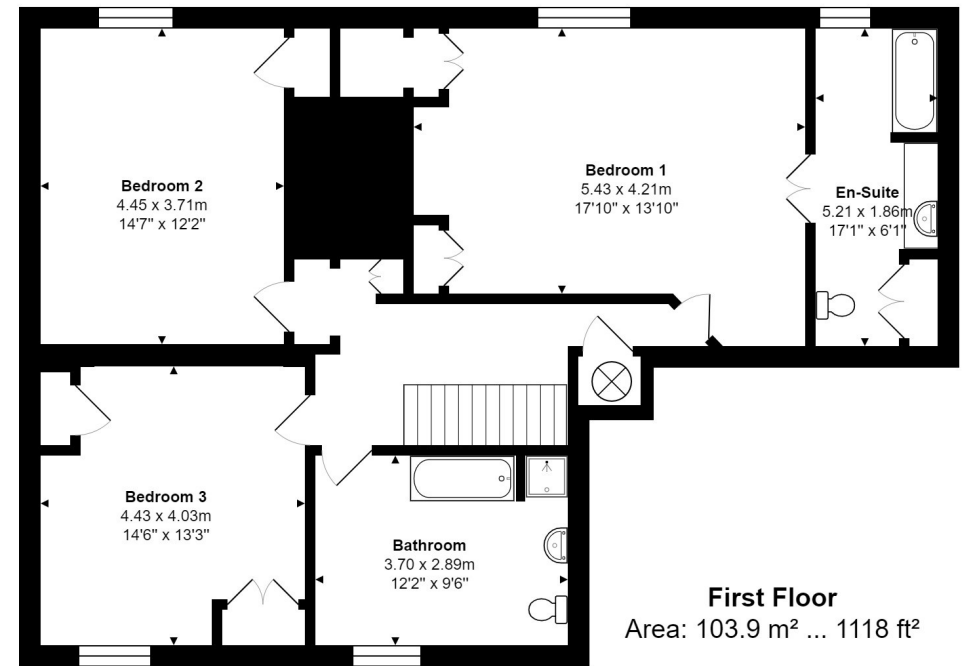
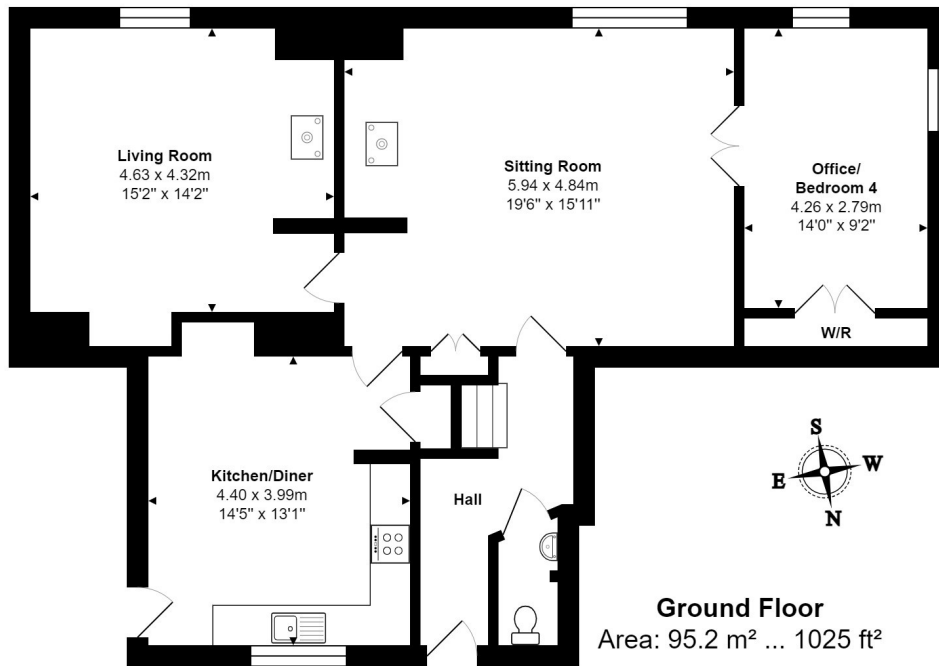
What3Words: invented. flotation.tutorial

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		





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Total Area: 199.1 m² ... 2143 ft²
All measurements are approximate and for display purposes only

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.