



HATHERLEIGH

2 Yr Old 4-Bed Detached House in a Sought-After Town

OFFERS OVER **£300,000**

 4 Bedrooms

 3 Bathrooms

 1 Reception Room

 EPC Rating: C (77)

**MILLER**
TOWN & COUNTRY



- » NO ONWARD CHAIN
- » Outstanding 4 Bed / 3 Bath Detached House
- » Approximately 2 Years Old
- » Remainder of NABC Warranty
- » Private Parking for 2-3 Cars
- » Private Rear Garden
- » Short Walk to Town's Amenities

The Property

Light and bright modern four bedroom home on the new and popular Market Quarter estate. On the ground floor are a spacious dual aspect lounge, kitchen / diner with sleek units and integrated appliances and a large expanse of glazing to the rear, WC and utility cupboard. On the first floor are two double bedrooms, one with en-suite, a single bedroom, and a family bathroom, all of which are well appointed. To the second floor is an additional double bedroom with yet another en-suite. To the rear is an enclosed lawned garden with plenty of space for a barbeque and to enjoy warm summer evenings. To the side is private parking for two to three cars, and the driveway is also fitted with an EV charger. The property is in excellent condition and is move-in ready for the new owners.

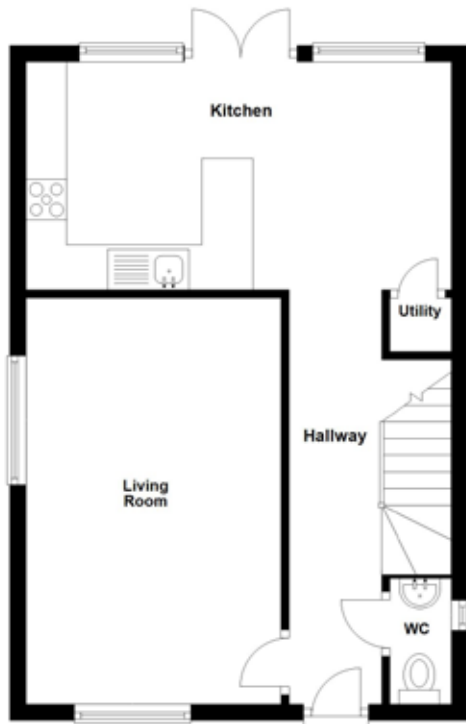


Location

The property is just a short walk from the heart of the popular town of Hatherleigh, one of the smallest towns in Devon, with traditions including a November carnival with flaming tar barrel runs! There are a Co-op store, a range of cafes and two established pubs. There is a vet and doctors surgery as well as a great primary school. The town is about seven miles from Okehampton (cont).

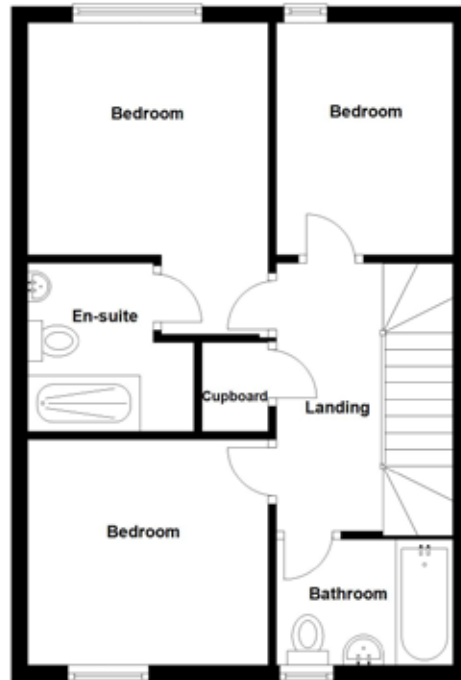
Ground Floor

Approx. 41.8 sq. metres (449.7 sq. feet)



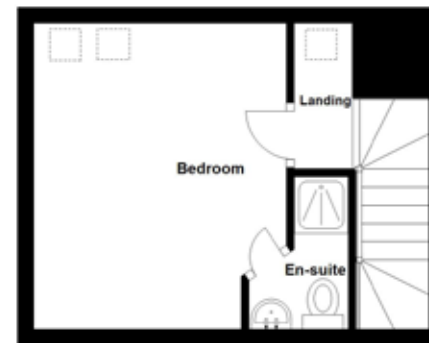
First Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



Second Floor

Approx. 18.5 sq. metres (198.8 sq. feet)



Total area: approx. 102.0 sq. metres (1097.4 sq. feet)

For identification purposes only, not to scale and not to be relied upon.
Plan produced using PlanUp.

Location Cont.

(bus connection available), which has three supermarkets, primary and secondary schooling, and rail connection to Exeter and onward to the main Penzance to Paddington line. The north coast at Bude is only a 30 minute drive away.

Ground Floor

Hall 3'4" x 17'5"

Kitchen 17'3" x 9'3"

Living Room 10'4" x 16'6"

WC 2'6" x 5'1"

First Floor

Bedroom 2 10'1" x 13'3" (Max)

En-Suite 5'2" x 7'2"

Bedroom 3 9'9" x 10'0"

Bedroom 4 7'2" x 9'3"

Bathroom 6'4" x 5'2"

Second Floor

Bedroom 1 10'3" x 12'5"

En-Suite 5'6" x 6'1"

Outside

Enclosed lawned garden to rear. Private parking for 2-3 cars. EV charger.

Services: Mains electricity, water, drainage.
Bulk LPG gas serves estate. High speed fibre broadband connected.

Council Tax Band: D

Tenure: Freehold



Miller Town & Country | 01837 54080

2 Jacob's Pool House, 11 West Street,
Okehampton, Devon, EX20 1HQ

okehampton@millertc.co.uk | www.millertc.co.uk



VIEWING:

Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

**CONSUMER PROTECTION FROM UNFAIR
TRADING REGULATIONS 2008:**

These particulars are believed to be correct
but their accuracy is not guaranteed nor do
they form part of any contract.

