



HATHERLEIGH

O.I.R.O £200,000

3 Bedroom House with Garden, Garage & Parking

 3 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: E (39)

**MILLER**
TOWN & COUNTRY



- » Desirable 3 Bedroom House
- » First Time on Market Since New
- » Pretty Front and Rear Gardens
- » Popular Location Near Town
- » Single Garage and Parking
- » Fully Double Glazed
- » Modern Boiler

The Property



This house has been occupied by the same family for 38 years, and this is the first time it has come to market since new. Now the family is looking to downsize, and the property is set to become a new owner's long term home.

To the front is a lawned garden that leads to an entry porch and on to a hall. The open plan living / dining room is accessed from the hall, and the updated kitchen is adjacent to the diner. Rounding out the ground floor is a useful utility extension to the rear.



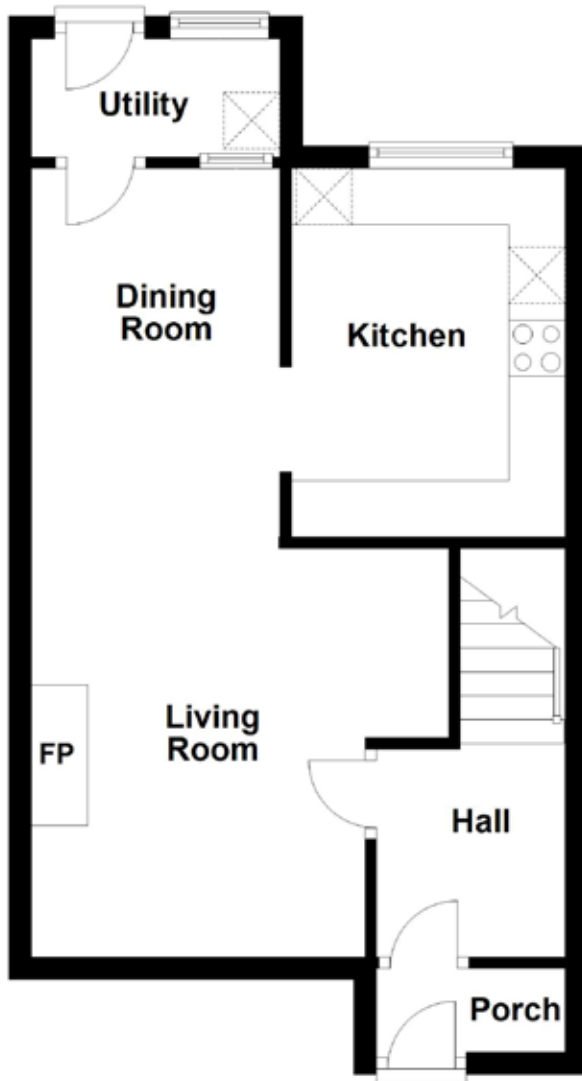
Upstairs are two double bedrooms, a smaller bedroom and the updated family bathroom.

Outside to the rear is a patio, garden, decked area and shrub borders. The patio has a covered area that could be used for a hot tub, bbq shelter or to store bikes out of the weather.

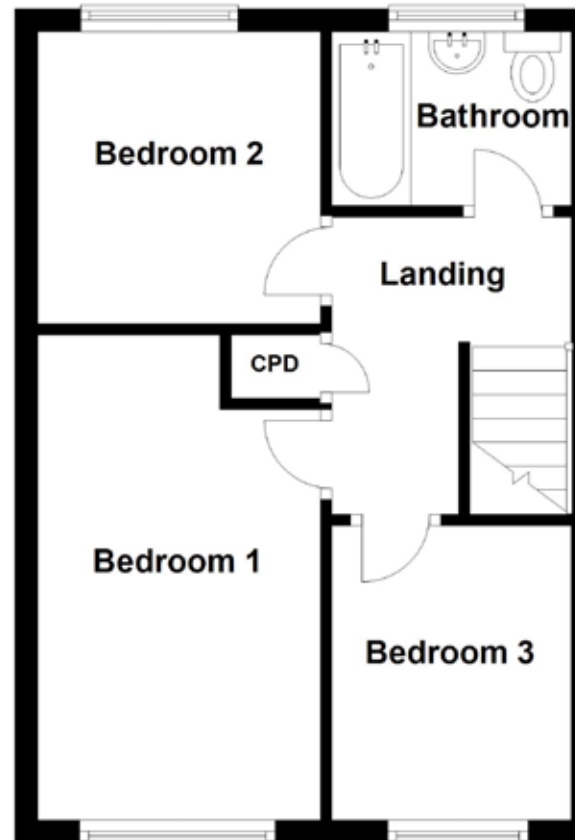


There is also a single garage and private parking for one car. Additional parking is available on the street.

Ground Floor



First Floor



Schematic floor plan. Not to scale. Measurements are approximate.
Plan produced using PlanUp.

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 is a CoOp store, a post office, an independent cafe and two established pubs as well as two hair salons. The doctors' surgery and vet in town provide medical care for family and pets, and there is an Ofsted rated "Good" primary school. The town is about seven miles from Okehampton (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

Living Room 12'2" x 11'11" (Max)

Kitchen 7'4" x 10'9"

Dining Room 7'3" x 10'9"

First Floor

Bedroom 1 8'3" x 14'8"

Bedroom 2 8'11" x 8'2"

Bedroom 3 6'6" x 8'7"

Bathroom 5'8" x 5'1"

Services: Mains electricity, gas, water, drainage.
Broadband connected

Council Tax Band: B

Tenure: Freehold



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VIEWING:

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TRADING REGULATIONS 2008:**

These particulars are believed to be correct
but their accuracy is not guaranteed nor do
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