



HATHERLEIGH

OFFERS OVER **£250,000**

Well Presented Home w/ 21 ft Sitting Room, Garden, Garage & Parking



3 Bedrooms



1 Bathroom



1 Reception Room



EPC Rating: B (90)

MILLER
TOWN & COUNTRY



- » Modernised 3 Bedroom Home
- » 21 ft Sitting/Dining Room with Patio Doors
- » Beautiful Kitchen with Fitted Appliances
- » Double Driveway & Integral Garage
- » Popular Location Near Town
- » Excellent Energy Efficiency
- » Solar Panels & Wood Pellet Boiler

The Property

This updated home offers excellent energy efficiency, with a B (90) rating, just two points away from an A rating and it is presented to a high standard throughout. As you enter the property to the left of the entrance hall is the integral garage and cloakroom. To the right is a dual aspect 21ft sitting/dining room with patio doors out to the garden. Flowing perfectly - off the dining area an opening leads to the modern kitchen with integrated dishwasher, fridge, freezer and eyelevel oven. On the first floor three well proportioned bedrooms and the modern family bathroom can be found. To the front of the property the driveway provides off road parking for 2 vehicles with the bonus of the garage. The rear garden is low maintenance with a generous patio area - perfect for outdoor dining and entertaining, beyond is a area of artificial turf.



Outside

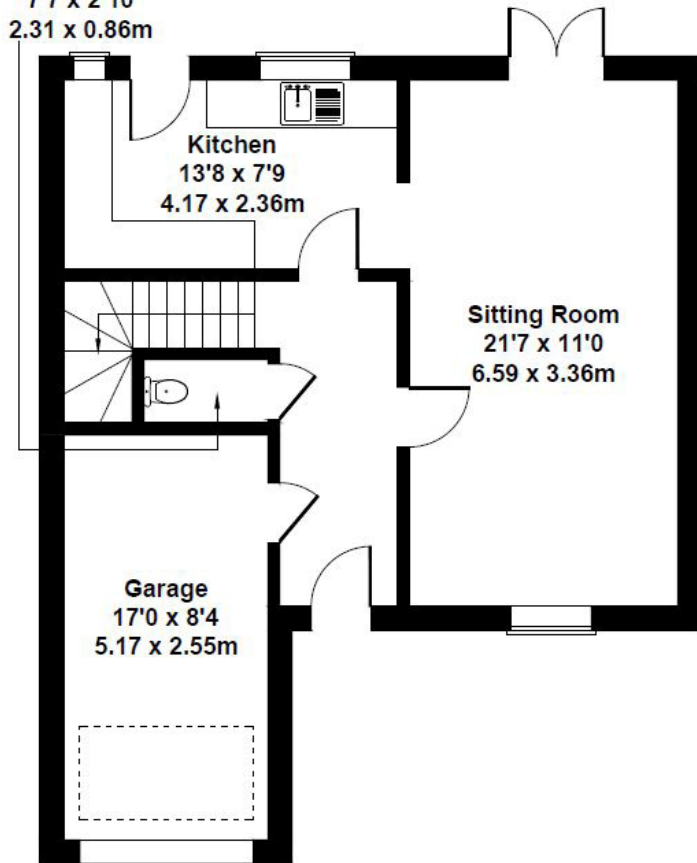
Driveway parking for 2 vehicles & garage. Fully enclosed rear garden with patio area and artificial turf. Handy garden shed.

Services: Mains electricity, water and drainage. Wood pellet fired boiler & solar panels generating an income of approximately £700 per annum.

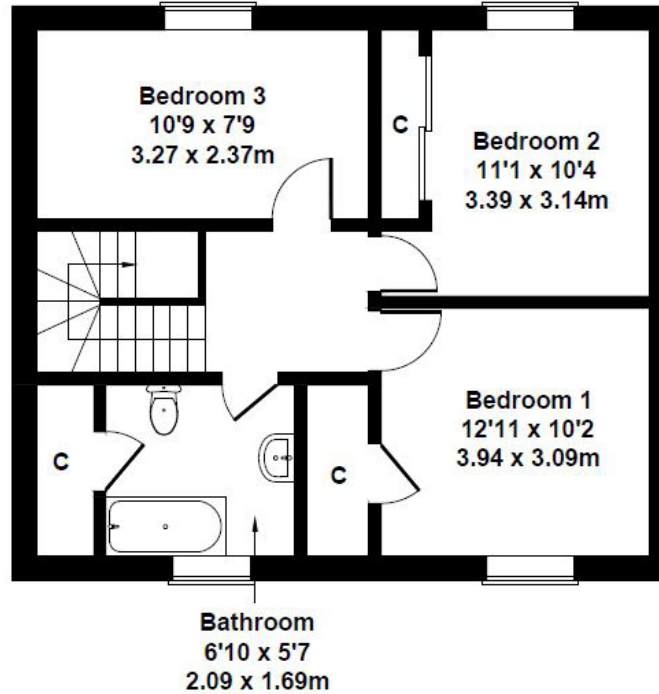
Council Tax Band: C

Approximate Gross Internal Area
1173 sq ft - 109 sq m

Cloakroom
7'7" x 2'10"
2.31 x 0.86m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Ground Floor

Entrance Hall

Kitchen 13'8" x 7'9"

Sitting/Dining Room 21'7" x 11'0"

Cloakroom 7'7" x 2'10"

Garage 17'0" x 8'4"

First Floor

Bedroom 1 12'11" x 10'2"

Bedroom 2 11'1" x 10'4"

Bedroom 3 10'9" x 7'9"

Bathroom 6'10" x 5'7"

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 Co-Op 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, additional 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.



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VIEWING:

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