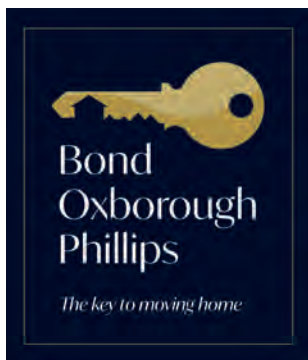




16 Mowhay Gardens Hatherleigh EX20 3FE



Guide Price - £325,000



16 Mowhay Gardens, Hatherleigh, EX20 3FE.

A Modern Family Home In A Contemporary Development, Featuring Four Bedrooms, An Enclosed Garden, Generous Parking, And Convenient Access To Local Amenities...



- Spacious Modern Family Home
- Contemporary Move-In Ready Design
- Garage Perfect for Storage
- Six Years NHBC Warranty
- Front Garden With Shrubs
- Driveway And EV Charger
- Sleek Kitchen With Patio Doors
- Master Suite With En-Suite
- Enclosed Garden With Patio
- Energy-Efficient And Convenient
- Fibre Optic Broadband Equipped
- Council Tax Band - D
- EPC - C



Are you seeking additional living space, considering an upgrade within the local area, or dreaming of a move to the picturesque West Country? With excellent transport links, as well as easy access to nearby national parks and coastal attractions, this property presents a fantastic opportunity.

16 Mowhay Gardens is a spacious and stylish modern family home, thoughtfully designed with a contemporary feel and ready for immediate move-in. Spanning over two floors, it offers well-planned living spaces and the assurance of quality, being part of a 2021 Kingswood Homes development with 6 years remaining on its NHBC warranty.

The front garden enhances the curb appeal with carefully selected shrubs and a paved path leading to the entrance. Neutral render tones, stonework details, and a practical porch lend charm to the property's exterior. Adjacent to the house, the driveway provides ample parking for multiple vehicles and features a 7kW EV charger, complemented by a garage for added convenience.

Step inside, and the welcoming entrance hall sets the tone for the bright and airy interiors. The ground floor features a well proportioned living room providing plenty of room for your favourite furniture. The rear-facing kitchen/dining room impresses with sleek, modern finishes, ample storage, integrated appliances, and patio doors leading directly to the enclosed garden, a perfect setting for entertaining or outdoor dining.

Upstairs, the first floor houses three well-sized bedrooms, including the master suite with its en-suite shower room. A family bathroom serves the other bedrooms, ensuring practicality for family living. Bedroom two is a comfortable double bedroom perfect for family and friends, while the other two bedrooms are currently set up as two home offices.

The rear garden is a private outdoor space, enclosed by fencing and featuring a side gate for easy access adjacent to the driveway and single garage. There's also a shed at the rear of the garage for additional storage, plus a patio area that offers privacy.

This energy-efficient property, equipped with fibre optic broadband, combines comfort, style, and convenience, all within a short distance of local amenities. Whether you're a growing family or someone seeking space to accommodate your lifestyle, this home is a must-see.

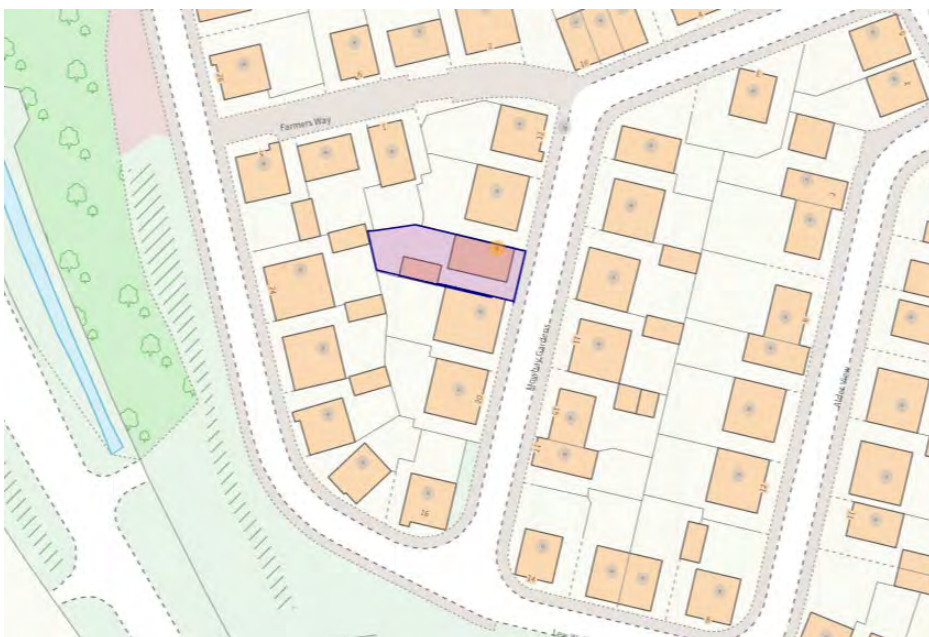


Changing Lifestyles

Situated within The Market Quarter, a select development constructed by the independent developer Kingswood Homes. The town itself offers a traditional range of amenities including supermarket, Post Office, garage/supermarket, public houses, alongside independent cafes, arts and crafts shops, farm supplies and building supplies.

The town also benefits from a primary school, health centre, veterinary surgery together with a community centre and weekly market. The town has a strong community spirit with an annual arts festival and renowned carnival.

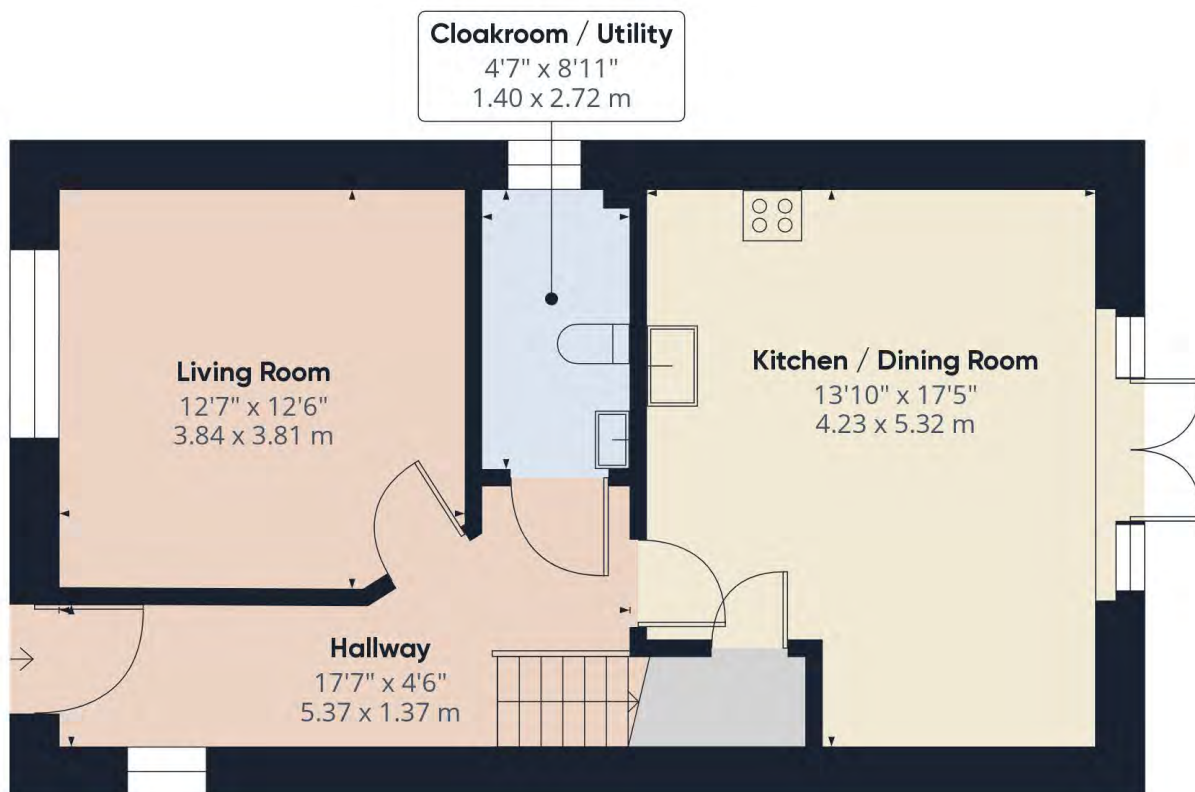
A more comprehensive range of facilities can be found in the nearby town of Okehampton with its good range of shops and services and three supermarkets including a Waitrose. Okehampton has schooling from infant to sixth form level and is situated adjacent to the A30 dual carriageway, providing a direct link to the cathedral and University City of Exeter with its M5 motorway, mainline rail and international air connections.



Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01837 500600
for more information or to
arrange an accompanied viewing
on this property.

Scan here for
our Virtual Tour:

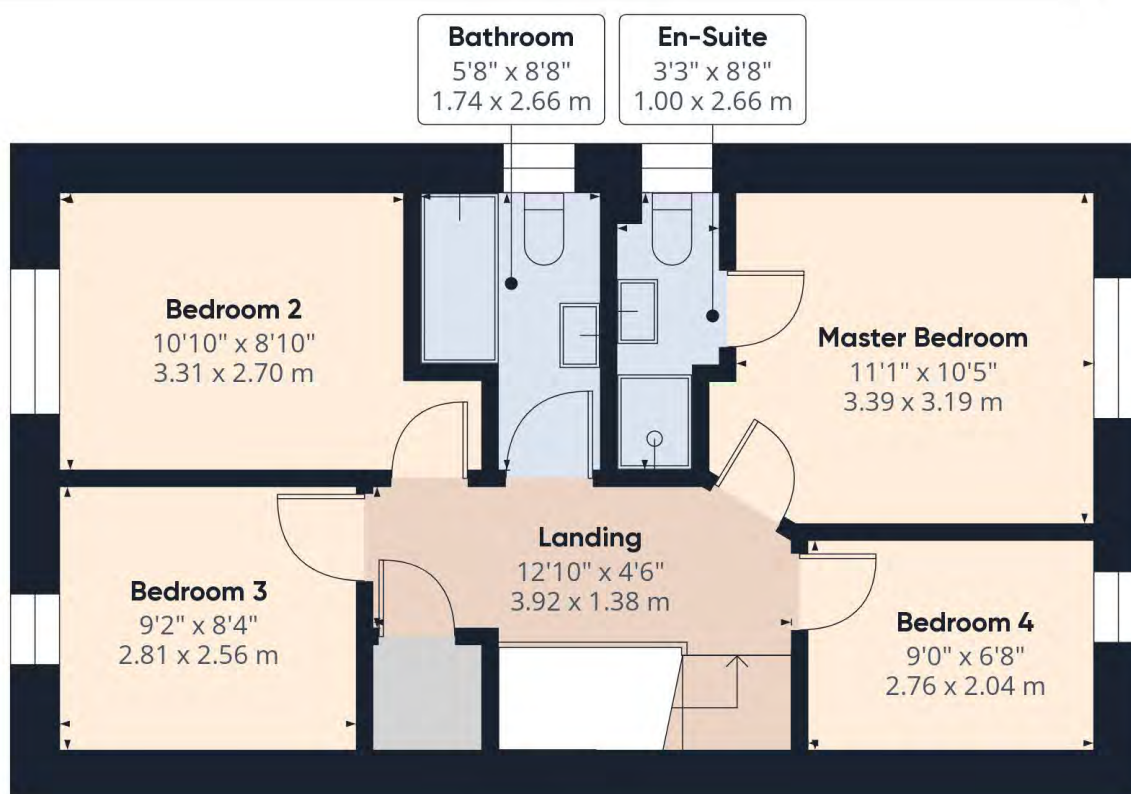




Floor 0 Building 1

Approximate total area⁽¹⁾

1038.62 ft²
96.49 m²



Floor 1 Building 1

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.