Bond Oxborough Phillips

The key to moving home

23 Higher Street
Hatherleigh
EX20 3JD

BRITISH PROPERTY AWARDS 2024 ★★★★★ SILVER WINNER ESTATE AGENT IN SOUTH WEST (CORNWALL & DEVON)

BRITISH PROPERTY AWARDS 2024 ★★★★★ GOLD WINNER ESTATE AGENT IN OKEHAMPTON



Guide Price - £220,000







Changing Lifestyles

01837 500600

23 Higher Street Hatherleigh EX20 3JD

Situated within the popular market town of Hatherleigh, this charming three-bedroom mid-terraced house offers spacious and well-balanced accommodation, complemented by a generous rear garden and attractive patio area...

- Three Bedrooms
- Mid-Terraced House
- Spacious Kitchen/Dining Room
- Comfortable Living Room
- Family Bathroom
- Generous Rear Garden
- Attractive Patio Area
- Well Presented Throughout
- Town Centre Location
- Close To Dartmoor
- Ideal First Home Or Investment
- Council Tax Band - B
- EPC - D







Situated within the popular market town of Hatherleigh, this charming three-bedroom mid-terraced house offers spacious and well-balanced accommodation, complemented by a generous rear garden and attractive patio area, making it an ideal home for families, first-time buyers or those seeking a property within easy reach of local amenities and the surrounding Devon countryside.

Upon entering the property, you are welcomed into a central hallway which provides access to the principal ground floor accommodation. To the front of the house is a comfortable living room, a bright and inviting space that enjoys a pleasant outlook and offers ample room for everyday relaxation. The room provides an ideal setting for cosy evenings whilst retaining plenty of space for family life.

Undoubtedly the heart of the home is the impressive kitchen and dining room, positioned to the rear of the property. This generous open-plan space has been thoughtfully arranged to provide both practical cooking facilities and a substantial dining area, creating a wonderful environment for entertaining guests or enjoying family meals. The kitchen benefits from a range of fitted units and work surfaces, whilst the dining area enjoys direct access to the rear garden, seamlessly connecting indoor and outdoor living during the warmer months.

The first floor offers three bedrooms, each providing comfortable accommodation. The principal bedroom is a well-proportioned double room, whilst the second bedroom offers further double accommodation. A third bedroom provides flexibility and could equally serve as a nursery, home office or dressing room depending on individual requirements. These rooms are served by a family bathroom fitted with a bath, separate shower, wash hand basin and WC.

One of the property's standout features is the outside space. To the rear, a delightful patio area provides the perfect spot for outdoor dining, summer barbecues or simply enjoying a morning coffee. Beyond the patio lies a particularly generous garden, offering an excellent degree of space for children to play, gardening enthusiasts to indulge their passion, or those simply seeking a private outdoor retreat. The garden represents a rare and valuable asset for a property of this nature and significantly enhances the appeal of the home.

Hatherleigh itself is a thriving and highly regarded market town, renowned for its strong sense of community and excellent range of amenities. Residents enjoy access to local shops, cafés, public houses, a primary school, health centre and regular markets. The town is also ideally positioned for exploring the beautiful landscapes of nearby Dartmoor National Park, whilst the larger towns of Okehampton and Holsworthy are easily accessible, offering a wider range of shopping, educational and recreational facilities.

Combining spacious accommodation, a generous garden and a convenient town-centre location, this attractive terraced house presents an excellent opportunity to acquire a welcoming home in one of West Devon's most desirable communities.

Changing Lifestyles

This unique property is situated within the heart of Hatherleigh town which offers a traditional range of amenities including supermarket, Post Office, garage/supermarket, public houses and has 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 and cattle sales. 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:



Approximate total area(1)

878 ft²

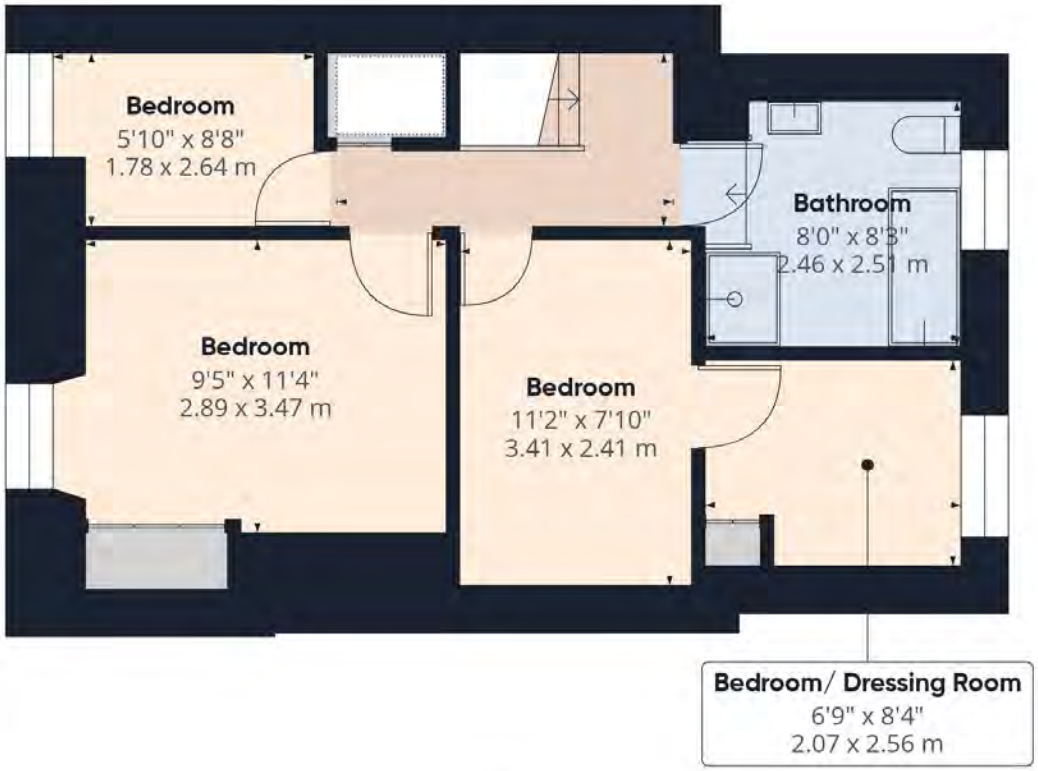
81.6 m²

Reduced headroom

2 ft²

0.2 m²

Floor 0



Floor 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 recieve a referal 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.

PLEASE NOTE:
Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Please let us know how we are doing;