



Bond
Oxborough
Phillips

The key to moving home

4 Vicks Meadow Hatherleigh EX20 3DB



BRITISH
PROPERTY
AWARDS

2024

★★★★★

SILVER WINNER

ESTATE AGENT
IN SOUTH WEST
(CORNWALL & DEVON)



BRITISH
PROPERTY
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Asking Price- £190,000

4 Vicks Meadow, Hatherleigh, EX20 3DB.

Situated within the popular market town of Hatherleigh, this well-presented two-bedroom mid-terraced home offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.



- Two Bedroom Mid-Terraced Home
- Spacious Living Room
- Fitted Kitchen
- Downstairs WC
- Family Bathroom
- Bright & Well-Presented Throughout
- Ideal First Time Buy
- Perfect Investment Opportunity
- Popular Market Town Location
- Close To Local Amenities
- Easy Access To Okehampton & A30
- Council Tax Band - B
- EPC - D



Situated within the popular market town of Hatherleigh, this well-presented two-bedroom mid-terraced home offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. Combining practical living accommodation with a convenient location close to local amenities, the property provides comfortable and low-maintenance living in a friendly community.

The ground floor is thoughtfully arranged with a bright and welcoming living room, offering plenty of space for both relaxing and entertaining. Large windows allow natural light to flood the room, creating a warm and inviting atmosphere. Leading through to the kitchen, you'll find a functional layout with ample worktop space and storage, making it ideal for everyday cooking. A useful downstairs WC adds further practicality and convenience.

Upstairs, the property offers two well-proportioned bedrooms, with the principal bedroom providing generous accommodation and space for wardrobes and additional furniture. The second bedroom is ideal as a guest room, nursery or home office, depending on your individual needs. Completing the first floor is a family bathroom fitted with a bath, wash basin and WC.



Outside, the property benefits from a low-maintenance setting, making it ideal for busy lifestyles or those seeking an easy-to-care-for home. Whether you're taking your first step onto the property ladder or expanding your investment portfolio, this attractive home offers excellent value in a sought-after Devon location.

Hatherleigh is a thriving traditional market town renowned for its welcoming community and excellent range of amenities. The town offers independent shops, cafés, pubs, a primary school, health centre, regular livestock market and a variety of local events throughout the year. Surrounded by beautiful Devon countryside and within easy reach of Dartmoor National Park, it is perfect for those who enjoy walking, cycling and outdoor pursuits.

The nearby town of Okehampton is approximately 8 miles away, providing a wider range of supermarkets, secondary schooling, leisure facilities, restaurants and a mainline railway station offering direct services to Exeter. The A30 is also easily accessible, providing convenient links across Devon and into Cornwall, making this an ideal location for commuters and those seeking the perfect balance between rural charm and modern convenience.

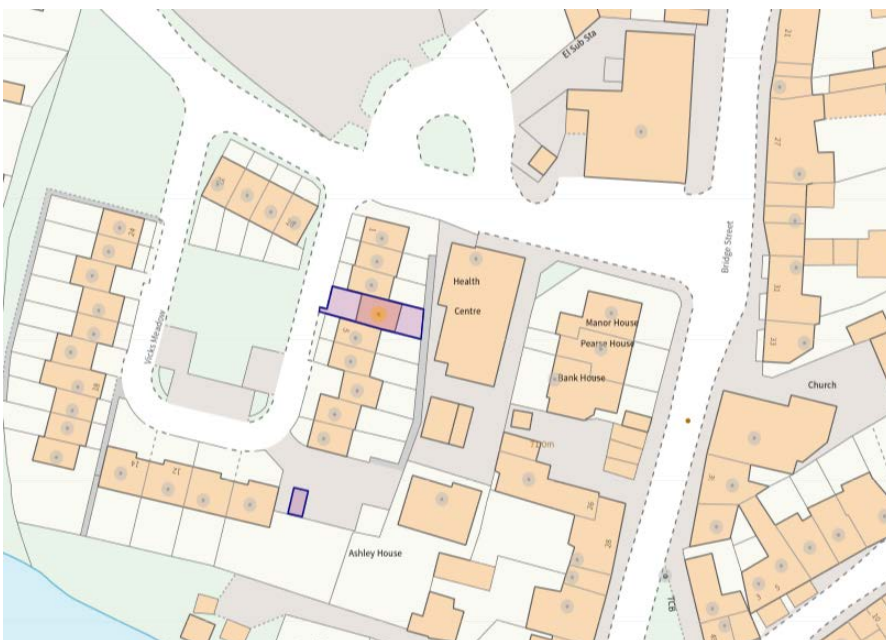
This delightful home offers comfortable accommodation, a desirable location and fantastic potential, making early viewing highly recommended.

Changing Lifestyles

Hatherleigh is a historic market town in central Devon, known for its scenic location at the meeting point of the Rivers Lew and Torridge. With over a thousand years of history, the town features traditional architecture, including the famous Rams Head sculptures in the town square, and has a vibrant arts scene, with works from local artists decorating its streets.

The weekly Tuesday market is a highlight, where locals and visitors gather to shop and socialize. The town also hosts an annual carnival in November, featuring unique customs such as the burning of tar barrels and a jazz band procession. Situated along the Tarka Trail, Hatherleigh offers beautiful walking and cycling opportunities, with nearby Belvedere Castle providing panoramic views of Dartmoor and Exmoor.

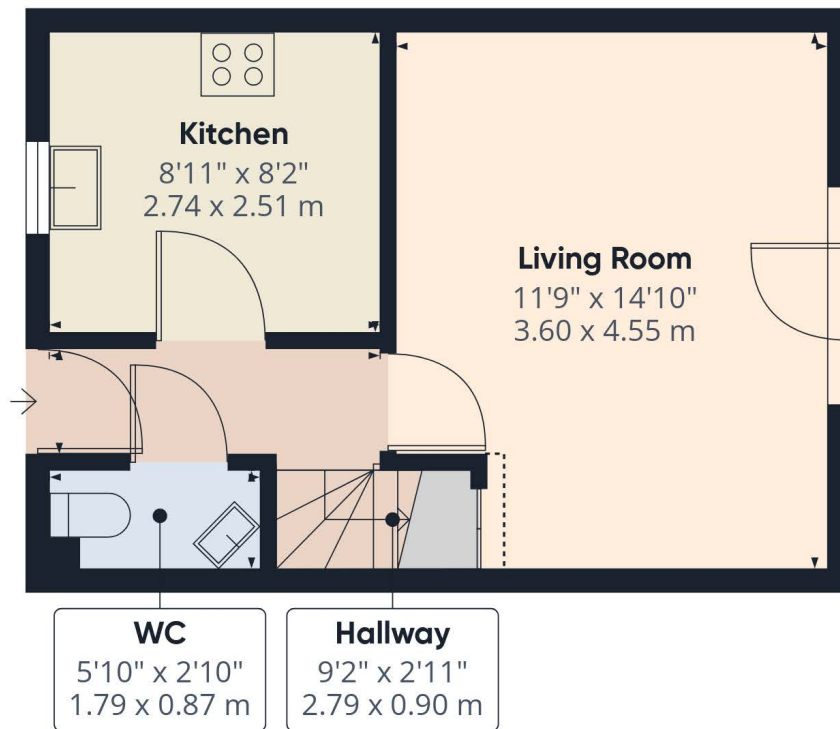
With its rich heritage, active arts community, and regular cultural events, Hatherleigh offers a delightful mix of rural charm and modern life, making it an attractive destination for both residents and visitors.



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

Approximate total area⁽ⁿ⁾

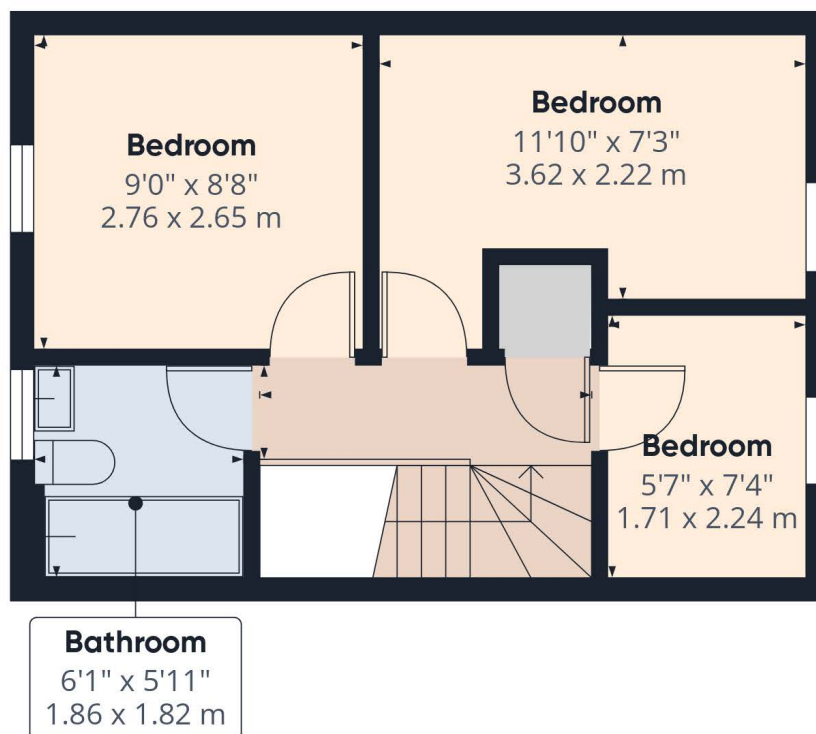
584 ft²

54.3 m²

Reduced headroom

1 ft²

0.1 m²



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 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.

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.