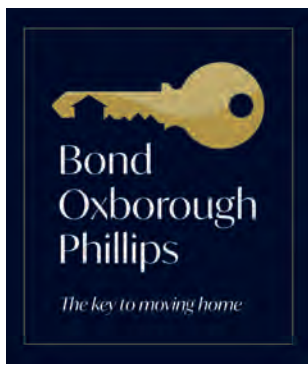




2 Exeter Road
Whiddon Down
EX20 2QT



Offers in Excess Of- £220,000



Changing Lifestyles

01837 500600

2 Exeter Road, Whiddon Down, EX20 2QT.

A semi-detached family home with a secure rear garden, driveway parking and great access to the A30, ideal for first time buyers...



- Two Spacious Double Bedrooms
- Ideal For First Time Buyers
- Separate Kitchen/Dining Room
- Large Secure Rear Garden
- Offroad Parking for Two Cars
- Family Bathroom And Cloakroom
- Great Investment Opportunity
- Fantastic Views
- Great Access To The A30
- Neutral Decor Throughout
- No Chain
- Council Tax Band - B
- EPC - D



Occupying a delightful position within the popular village of Whiddon Down, this beautifully presented two double bedroom semi-detached home offers an exceptional opportunity for first-time buyers, downsizers and investors alike. Combining spacious accommodation with a generous garden, off-road parking and far-reaching countryside views, this charming home is perfectly suited to modern living.

Stepping inside, the property immediately feels light, bright and welcoming, with neutral décor throughout creating a stylish blank canvas ready for a new owner to personalise. The comfortable sitting room provides a relaxing retreat, whilst the spacious kitchen/dining room forms the heart of the home, offering an excellent space for everyday family life, entertaining guests or enjoying meals together.

To the first floor are two generous double bedrooms, both enjoying pleasant outlooks across the surrounding countryside and offering plenty of space for freestanding furniture. The accommodation is complemented by a well-appointed family bathroom, whilst a useful ground floor cloakroom adds further convenience.

Externally, the property continues to impress. The large, enclosed rear garden provides a wonderful outdoor space, perfect for children to play, pets to enjoy or keen gardeners to make their own. There is ample room for outdoor dining and entertaining during the warmer months, creating a seamless extension of the living space. To the front, off-road parking for two vehicles provides valuable practicality.

Whiddon Down is a thriving village surrounded by beautiful Devon countryside, offering an excellent range of everyday amenities including a village shop, public house and primary school. The nearby A30 is easily accessible, providing excellent commuting links to Exeter, Okehampton and beyond, making this an ideal location for those seeking the perfect balance between rural living and convenience.

Whether you are taking your first step onto the property ladder, searching for a comfortable village home or looking to expand your investment portfolio, this superb property is certain to attract considerable interest. Offering spacious accommodation, stunning views, excellent outside space and a highly desirable location, an early viewing is strongly recommended to fully appreciate everything this fantastic home has to offer.

Services: Mains water, drainage and electricity. Council Tax Band B. EPC Rating D.



Changing Lifestyles

Whiddon Down is a well positioned village on the northern edge of Dartmoor, offering a balance of rural charm and everyday convenience. Surrounded by open countryside, it provides immediate access to scenic walking routes, outdoor pursuits and the natural beauty of the moor, making it ideal for those who enjoy an active lifestyle or peaceful surroundings.

Despite its countryside setting, Whiddon Down benefits from excellent connectivity, with the nearby A30 providing direct routes to Exeter and further into Devon and Cornwall. This makes it a practical choice for commuters while still delivering a sense of escape from busier urban areas.

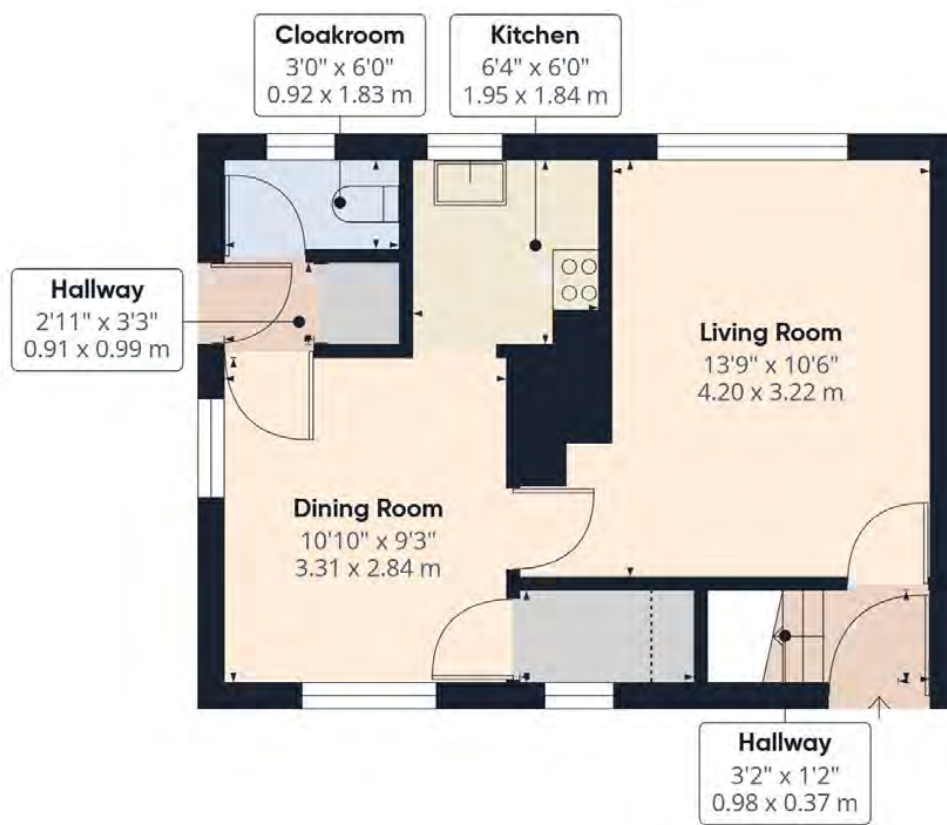
The village itself offers a welcoming community atmosphere, supported by a local pub, village hall and nearby amenities. More extensive facilities can be found in Okehampton and Chagford, both within easy reach, providing a range of shops, schools and services. Whiddon Down remains a sought after location for those looking to combine accessibility with countryside living.



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⁽¹⁾

749 ft²

69.5 m²

Reduced headroom

4 ft²

0.4 m²



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.