Bond Oxborough Phillips

The key to moving home

18A South Street
Hatheleigh
EX20 3JB

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

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



Offers In Excess Of - £350,000







Changing Lifestyles

01837 500600

18A South Street, Hatherleigh, EX20 3JB.

Spacious bungalow with generous grounds, versatile outbuilding, three bedrooms and exciting potential to create a wonderful long-term home...

- Generous Plot With Extensive Gardens
- Spacious And Versatile Bungalow
- Three Well Proportioned Bedrooms
- Flexible Living & Dining Accommodation
- Useful Ground Floor Bedroom
- Bright And Useful Sunroom
- Detached Versatile Outbuilding
- Potential Studio Or Annex
- Garage And Ample Parking
- Comfortable Long Term Home
- Scope For Gradual Modernisation
- Council Tax Band - D
- EPC - TBC







Set within an attractive and unusually generous plot, this appealing bungalow offers a wonderful combination of well-proportioned accommodation, extensive outside space and excellent versatility, together with a detached outbuilding which provides exciting potential for use as a studio, home office, hobbies room or ancillary accommodation, subject to any necessary consents.

The main residence is approached through the grounds and offers a practical and adaptable layout, making this a property that could comfortably serve as a long-term home. At the heart of the property is a spacious kitchen and dining room, providing a sociable setting for everyday family life, while a separate utility room offers useful additional household space.

The generous living room provides an inviting place in which to relax, with a useful sunroom extending the living accommodation and creating a pleasant connection with the surrounding garden. The ground floor also provides a bedroom and family bathroom, while two further bedrooms are situated on the first floor, offering flexibility for family, guests or those requiring additional space.

Internally, the property would now benefit from some updating and modernisation, allowing a new owner the opportunity to gradually introduce their own style and specification. Importantly, the property is comfortably liveable in its current form, with no immediate works understood to be required, meaning improvements can be undertaken over time and at the owner's own pace. This makes the property particularly appealing to those looking for a home that can evolve with them, rather than one requiring significant immediate expenditure.

Outside, the property is where it really comes into its own. The generous grounds extend around the house, incorporating established garden, parking and amenity areas, with an impressive amount of space rarely associated with properties of this nature. The accompanying plan illustrates the substantial extent of the plot, providing considerable scope for gardening, recreation and outdoor entertaining, while also offering a good degree of privacy.

A detached outbuilding sits within the grounds and offers considerable versatility. Currently arranged into several rooms, it could lend itself to use as a studio, home office, hobbies space or potentially an annex, subject to the necessary permissions and consents. This additional building significantly enhances the property's appeal and could be particularly useful for those working from home, accommodating guests or requiring independent space away from the main house.

Overall, this is a rare opportunity to acquire a substantial bungalow with generous grounds, garaging and valuable additional accommodation, offering both immediate comfort and exciting scope for the future. With its flexible layout, sizeable plot and potential to modernise gradually, this is a property that could be enjoyed for many years to come and developed into a truly individual long-term home.

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 Building 1

Approximate total area(1)

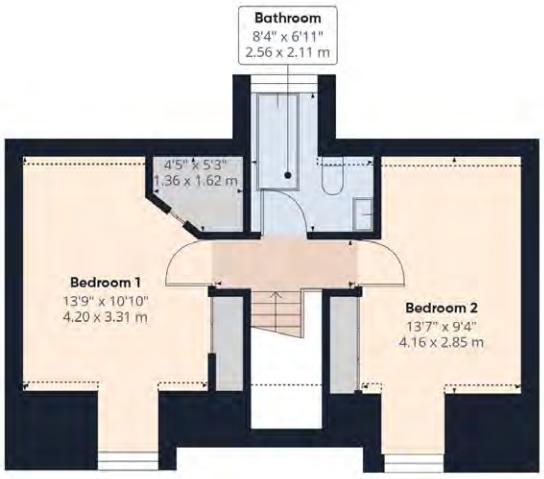
1384 ft²

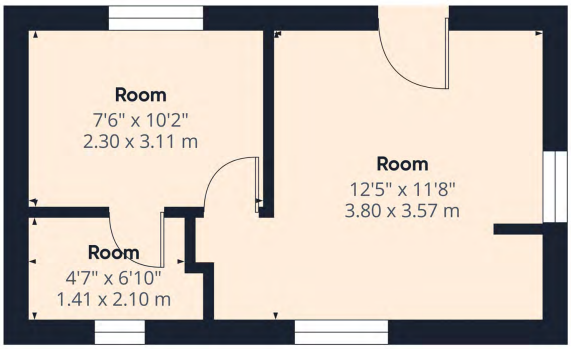
128.4 m²

Reduced headroom

15 ft²

1.4 m²





Approximate total area(1)

267 ft²

24.9 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 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.