Bond Oxborough Phillips

The key to moving home

17 Pearse Close
Hatherleigh
EX20 3QW

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 - £275,000







17 Pearse Close, Hatherleigh, EX20 3QW

A link detached, three bedroom family home, with off street parking, a garage and close access to local amenities...

- Three Bedroom Family Home
- Link Detached Property
- Well Presented Throughout
- Spacious Family Living Room
- Kitchen Dining Room
- Modern Family Bathroom
- Ample Off-Road Parking & Garage
- Close Proximity to Local Amenities
- Generous Bedroom Accommodation
- Tiered Rear Garden
- Popular Hatherleigh Location
- Council Tax Band - D
- EPC - E







Situated in the popular market town of Hatherleigh, this well-presented three-bedroom link-detached family home offers an exciting opportunity for those seeking comfortable living, generous space and a wonderful place to call home. Combining practical family accommodation with a welcoming feel, this property would be ideally suited to first-time buyers, growing families or those looking to enjoy a more relaxed pace of life within a friendly community.

Upon entering, you are welcomed into a home that has been well maintained throughout, offering a warm and inviting atmosphere. The spacious living room provides the perfect setting for everyday family life, whether enjoying a quiet evening in, entertaining friends or relaxing together after a busy day. With plenty of room for comfortable furnishings, this is a space that can easily become the heart of the home.

The kitchen/dining room offers a fantastic space for both cooking and socialising, with room to prepare family meals, enjoy breakfast together or host dinner with friends. The practical layout provides a wonderful balance between everyday functionality and sociable living, making it a room to enjoy throughout the day.

Upstairs, the property offers three generously proportioned bedrooms, providing flexibility for family living, guest accommodation or even a home office. The modern family bathroom completes the first floor, offering a comfortable and convenient space for all members of the household.

Outside, the property continues to impress. To the front, ample off-road parking provides convenient space alongside the added benefit of a garage, ideal for storage, hobbies or secure parking. To the rear, the tiered garden offers an attractive outdoor space with plenty of potential to create different areas for relaxing, outdoor dining, gardening or simply enjoying the warmer months. Whether you envision summer barbecues, a peaceful morning coffee or a space for children to play, this garden offers plenty of opportunity to make it your own.

Situated within the popular town of Hatherleigh, the property enjoys convenient access to local amenities, shops and community facilities, while benefiting from the charm and character of this well-loved market town.

With an EPC rating of E and Council Tax Band D, this attractive home offers a fantastic combination of space, location and practicality.

A wonderful opportunity to secure a family home in a sought-after location. Early viewing is highly recommended to fully appreciate everything this property has to offer.

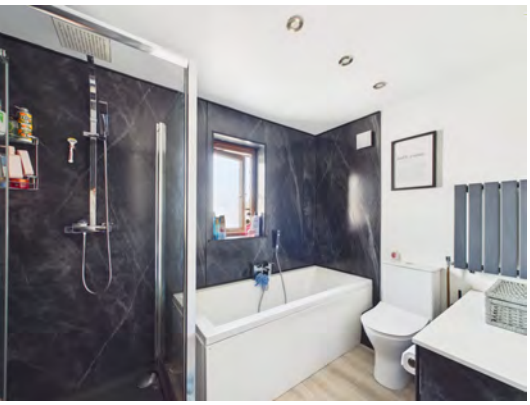
Changing Lifestyles

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.

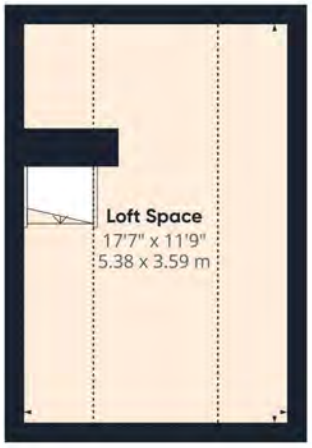
Scan here for our Virtual Tour:



Floor 0



Floor 1



W

Floor 2

Approximate total area

1189 ft²
110.6 m²

Reduced headroom

96 ft²
8.9 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.

Please let us know how we are doing;