



# 2 Manor Hall Hatherleigh EX20 3DD



**Guide Price - £170,000**





# 2 Manor Hall, Hatherleigh, EX20 3DD

A ground floor flat situated within a modern development, boasting two bedrooms, private parking, spacious living areas and an array of nearby local amenities...



- Two Spacious Double Bedrooms
- Ground Floor, Easy Access
- Bright Kitchen/Dining Room
- Modern Fitted Kitchen Units
- Open-Plan Dining Space
- Contemporary Bathroom Suite
- Neutral Décor Throughout
- Private Parking
- Double Glazing, Gas Heating
- Large Communal Garden
- High Ceilings
- Council Tax Band
- EPC - E



Are you seeking a low-maintenance home, a first-time buy, or perhaps a smart investment in the heart of rural Devon? Located in the characterful market town of Hatherleigh, this well-presented two-bedroom apartment offers a rare opportunity to enjoy modern living with the charm of a West Country setting. With private parking, bright interiors, and local amenities just moments away, this property is ideal for a range of buyers.

Situated on the ground floor of a purpose-built development, this spacious flat offers a blend of comfort and practicality. The communal entrance hall is neat and well-maintained, with secure access leading to the flat itself. Inside, a generous entrance hallway provides access to all the main rooms.

At the heart of the home lies a bright and airy kitchen/dining room, designed with modern living in mind. Offering ample worktop and cupboard space, alongside integrated appliances and room for a dining table, this is a sociable and functional area, ideal for everyday use and entertaining guests.

The living room is generously proportioned, with a large window allowing natural light to flood the space, making it a warm and welcoming environment. Both bedrooms are comfortable doubles, with the main bedroom offering space for storage and a large window offering natural light. The bathroom has been tastefully appointed, with a large shower, room for additional storage, basin, and cloakroom, all in a clean, contemporary finish.

Externally, the flat benefits from private allocated parking, a much sought-after feature in Hatherleigh, especially for residents looking for convenience and peace of mind. Additional visitor parking is available nearby. The development is well-kept and features communal space.

Whether you're downsizing, buying your first home, or investing in a rental opportunity, this two-bedroom flat offers move-in-ready comfort, modern style, and a peaceful location in one of Devon's most welcoming communities.

Hatherleigh itself is a popular and thriving rural town, home to a weekly market, local shops, pubs, a primary school directly opposite to the property, and excellent links to the A386 and A30, making commuting to Okehampton, Exeter, or Bideford easily accessible. Dartmoor National Park and the North Devon coastline are also within reach for weekend adventures





# 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.

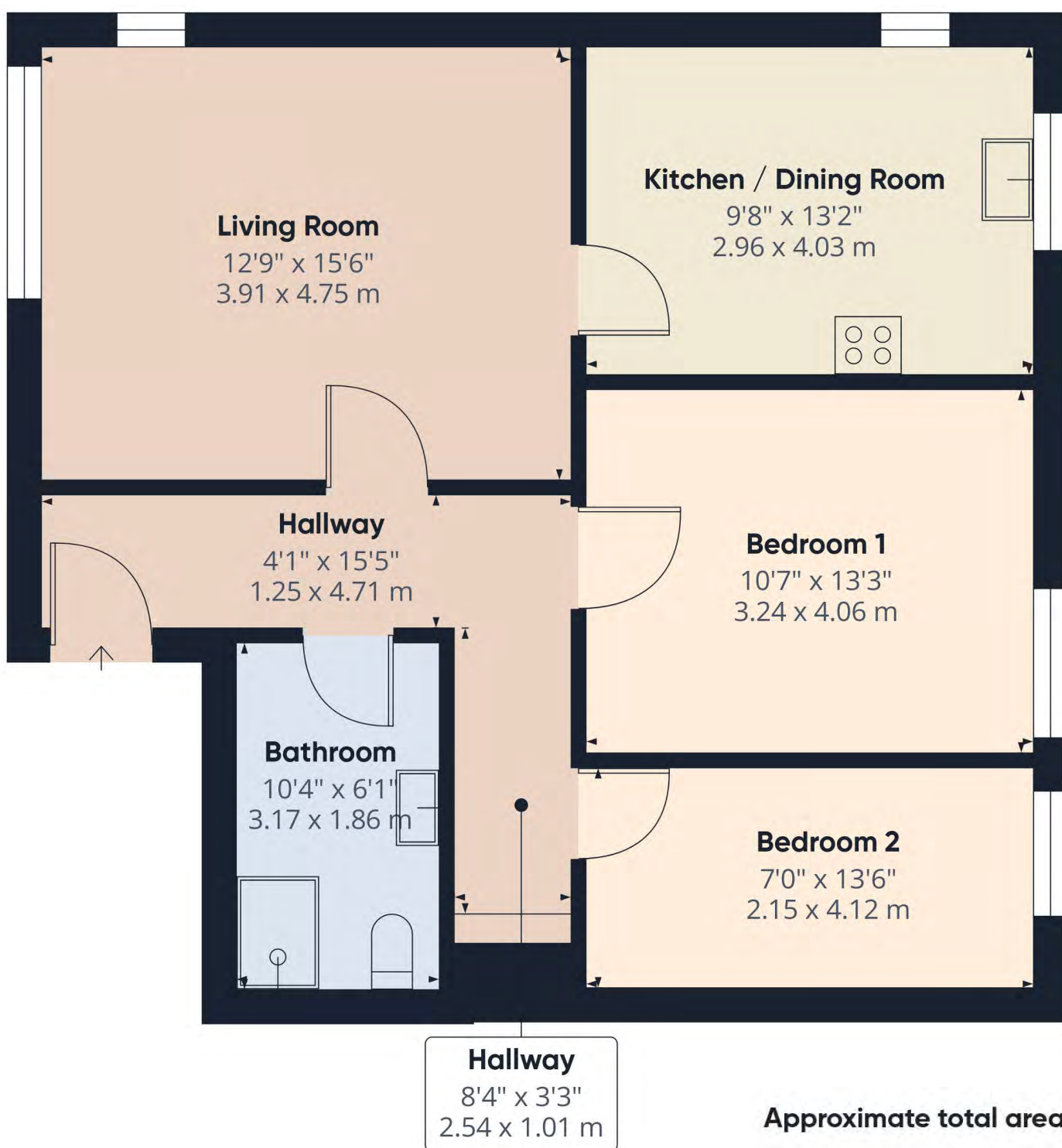
With its rich heritage, active arts community, and regular cultural events, Hatherleigh offers a delightful mix of rural charm and modern life, making it an attractive destination for both residents and visitors.



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