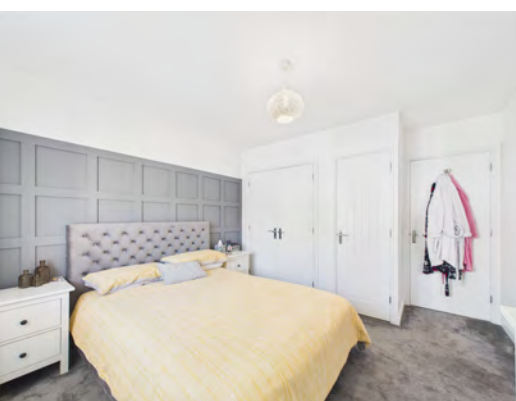


3 Martins Close Hatherleigh EX20 3GB



Guide Price - £399,995



3 Martins Close, Hatherleigh, EX20 3GB.

A detached family home situated within a modern development, consisting of four bedrooms, an enclosed rear garden, ample off-road parking and an array of nearby local amenities...



- Modern Detached Family Home
- Offering Four Bedrooms
- Contemporary Kitchen/Dining Room
- Family Bathroom & Two En-Suites
- Spacious Living Room
- Enclosed Rear Garden
- Ample Off-Road Parking & Garage
- Close Proximity To Local Amenities
- Convenient Transport Links
- Flogas Combi Boiler Central Heating
- Ultrafast Fibre Broadband
- Council Tax Band - D
- EPC Rating - D



Would you benefit from additional living space, perhaps planning to upsize locally or relocate to a quieter setting that balances suburban convenience with family-friendly surroundings? This well-maintained four-bedroom detached property offers a fantastic opportunity for modern living, complete with off-road parking, a garage, and a spacious garden — all wrapped up in a home that's ready to move straight into.

Tucked away within a popular and well-established residential area, the property boasts an attractive exterior with a tidy front garden and a paved driveway capable of accommodating multiple vehicles. The garage offers additional parking or practical storage space, ideal for bikes, tools, or garden equipment.

Upon entry, a welcoming hallway introduces the home's free-flowing layout. To the front, the generous living room is bright and airy, enjoying large windows that fill the space with natural light — the perfect place to unwind with the family or entertain guests.

To the rear of the home sits the stylish kitchen-dining area, complete with modern cabinetry, ample work surfaces, and space for a dining table. Whether you're hosting a dinner party or enjoying a quiet breakfast, this room offers both functionality and comfort. Flowing seamlessly from the kitchen is the conservatory — a sunny and versatile additional living space ideal for reading, relaxing, or even as a playroom.

Upstairs, the property offers four well-proportioned bedrooms. Each bedroom benefits from neutral décor, with the flexibility to accommodate growing families, guests, or even a dedicated home office. The family bathroom is modern and well-appointed, serving the upper level with both practicality and style.

Outside, the rear garden is a wonderful private haven — mainly laid to lawn with a patio area perfect for outdoor dining or children's play. It's securely enclosed, with side access for added convenience, making it a safe and enjoyable outdoor space year-round.

Further features include gas central heating, double glazing, and easy access to local schools, shops, and commuter routes. This property presents a well-rounded opportunity for families or professionals alike, combining space, functionality, and a desirable location in one compelling package.

Early viewing is highly recommended to truly appreciate the full potential of this delightful family 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.

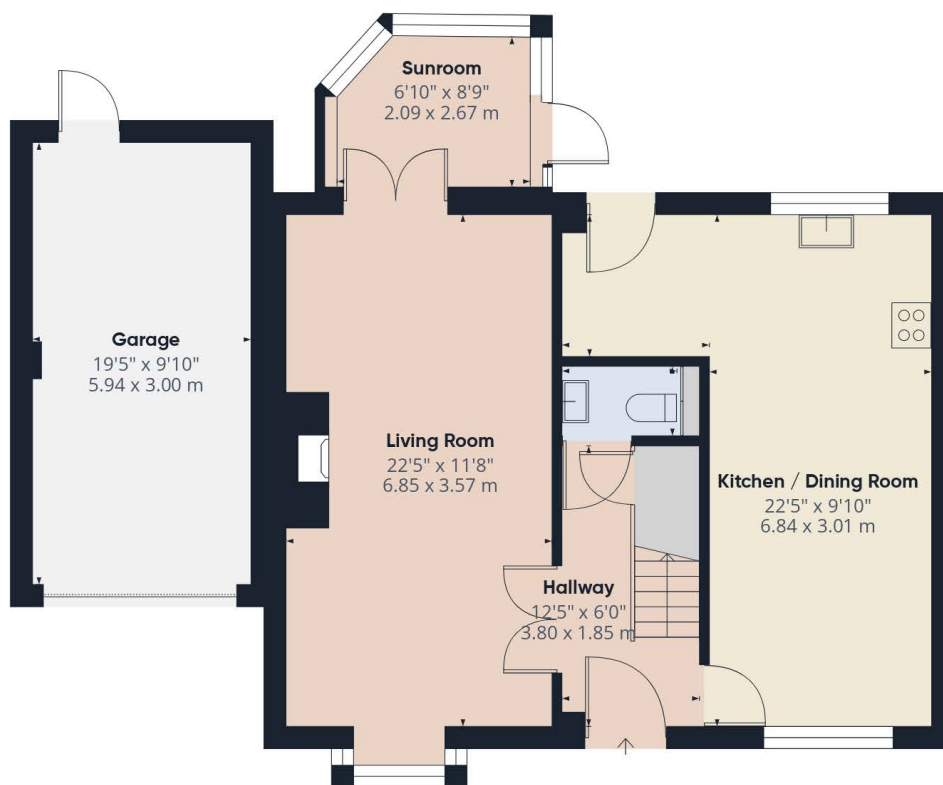
With its rich heritage, active arts community, and regular cultural events, Hatherleigh offers a delightful mix of rural charm and modern life, making it an attractive destination for both residents and visitors.



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:



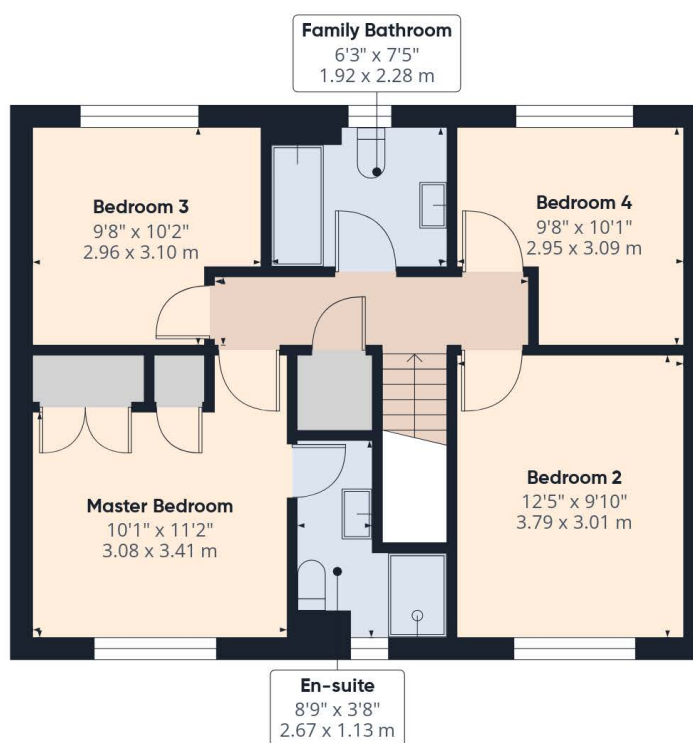


Floor 0

Approximate total area⁽¹⁾

1465 ft²

136.1 m²



Floor 1

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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.

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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.