



25 Pearse Close
Hatherleigh
EX20 3QW



Guide Price - £195,000



25 Pearse Close, Hatherleigh, EX20 3QW.

A beautiful two-bedroom home in a picturesque Devonshire market town, offering nearby amenities, off-road parking, and move-in ready comfort..



- Smartly Presented Two-Bedroom Home
- Popular And Peaceful Location
- Well-Planned Practical Layout
- Bright Lounge With Garden Access
- Hidden Dressing Room Feature
- Downstairs Cloakroom For Convenience
- Raised Decking With Pergola
- Enclosed Child-Friendly Garden Space
- Modern Bathroom With Tasteful Finish
- Ideal First-Time Buyer Opportunity
- Strong Rental Yield Potential
- Council Tax Band - B
- EPC - D



Welcome to No. 25, a smartly presented two-bedroom home offering comfortable living, a practical layout, and a few unexpected features that set it apart. Whether you're a first-time buyer looking for a home you can settle into straight away or an investor seeking a reliable opportunity in a popular area, this property is well worth your attention.

The home is located in a well-regarded residential area and offers a layout that is both functional and welcoming. At the front of the property is a well-equipped kitchen with plenty of cupboard and worktop space, along with room for appliances. Also on the ground floor is a convenient downstairs cloakroom, ideal for guests or everyday family life.

To the rear, the living room is bright and inviting, with patio doors that open directly into the enclosed rear garden. This is a lovely spot for relaxing, dining outdoors or entertaining friends, with the garden offering a private and manageable outdoor space to enjoy throughout the year.

Upstairs, the home offers two bedrooms and a modern family bathroom. The main bedroom is a standout feature, offering good proportions and a clever design. Behind the built-in wardrobes, a hidden dressing room provides excellent additional storage and a touch of something unexpected. The second bedroom is a comfortable size and would work equally well as a nursery, guest room or home office depending on your needs.

The bathroom is clean and fresh, with a three-piece suite and tasteful finishes that make it a practical space for day-to-day living.

The rear and enclosed garden has been modified into two sections, initially with laid grass perfect for small children to play, while the rear has been upgraded to a raised decked area and pergola to enjoy the evening sun and entertain guests.

With double glazing, electric heating and a well-kept interior, this is a home that offers immediate comfort and plenty of potential. It is well-suited to buyers looking for a straightforward purchase with no major work required and would also appeal to investors thanks to its strong rental potential and popular location.



Changing Lifestyles

Situated within the heart of Hatherleigh town, there is a traditional range of amenities including supermarket, Post Office, garage/supermarket, public houses, alongside independent cafes, arts and crafts shops, farm supplies and building supplies.

The town also benefits from a primary school, health centre, veterinary surgery together with a community centre and weekly market. The town has a strong community spirit with an annual arts festival and renowned carnival.

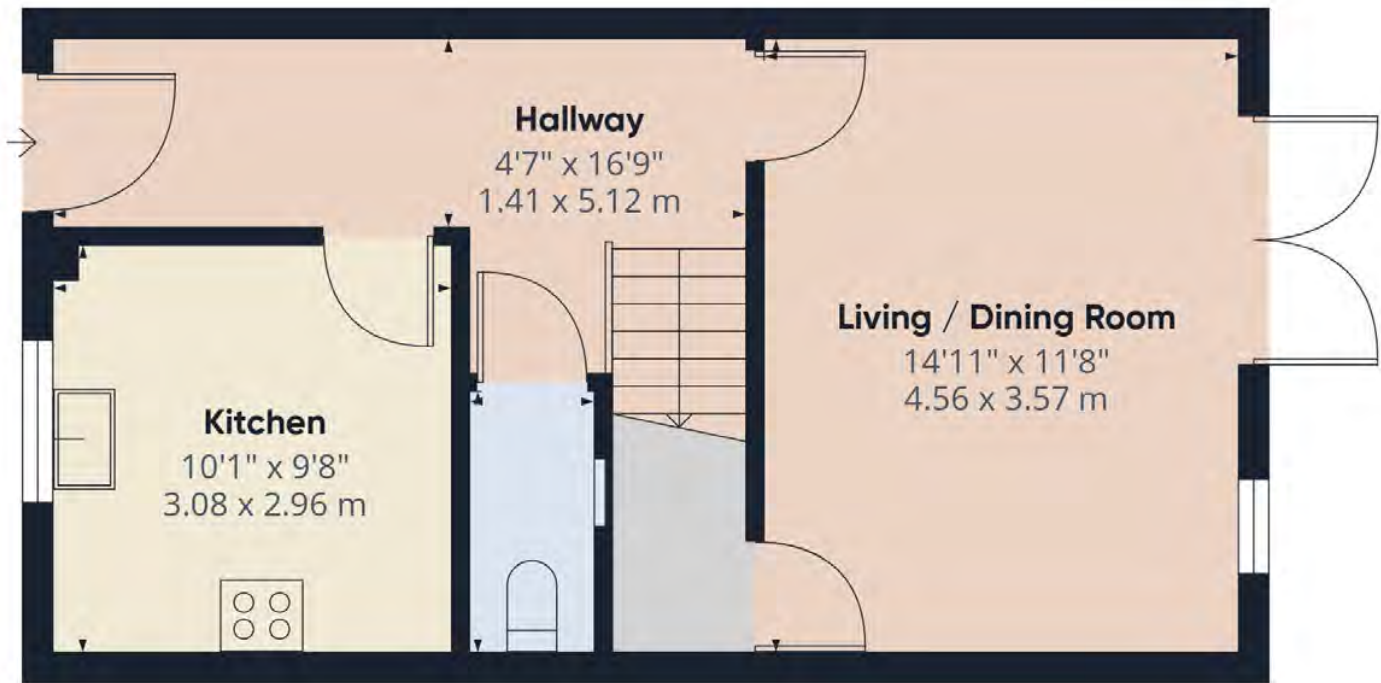
A more comprehensive range of facilities can be found in the nearby town of Okehampton with its good range of shops and services and three supermarkets including a Waitrose. Okehampton has schooling from infant to sixth form level and is situated adjacent to the A30 dual carriageway, providing a direct link to the cathedral and University City of Exeter with its M5 motorway, mainline rail and international air connections.



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:



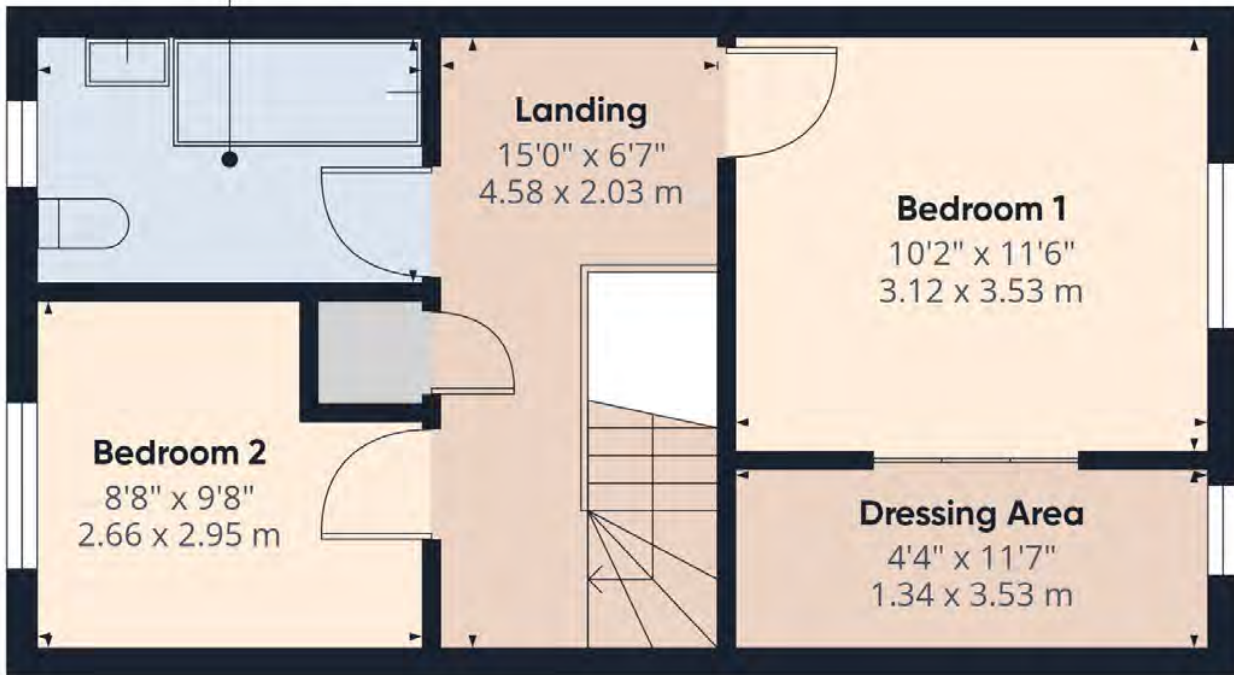
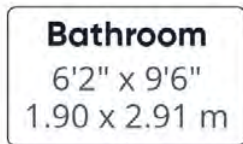


Floor 0

Approximate total area⁽¹⁾

800 ft²

74.4 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.