

# 3 Mowhay Gardens Hatherleigh EX20 3FE



**Guide Price - £315,000**





# 3 Mowhay Gardens, Hatherleigh, EX20 3FE

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



- Three Bedroom Detached Family Home
- Side By Side Driveway Parking
- South Facing Garden Not Overlooked
- Outdoor Sockets For Electric
- Pet Friendly Artificial Grass Area
- Pergola Provides Summer Shade
- Electric Car Charging Point
- Quiet Location, No Through Traffic
- Friendly Village With Annual Events
- Safe Garden For Children
- Nearby Schools And Green Spaces
- Council Tax Band - D
- EPC - C



Situated in the popular and well-connected town of Hatherleigh, this attractive three-bedroom detached home offers an excellent opportunity for families, professionals, or downsizers seeking comfort, privacy, and community in equal measure. Tucked away in a quiet residential area with no through traffic, the home enjoys a peaceful setting while still being within easy reach of village amenities, schools, and green spaces. The property benefits from a side-by-side driveway, offering convenient off-road parking for two vehicles—an often sought-after feature not always found with similar homes.

Internally, the home is bright and welcoming, designed with energy efficiency in mind. It holds a solid EPC rating of C and falls within Council Tax Band D, ensuring affordable running costs. The accommodation is well laid out, providing generous living space across both floors. Natural light fills the rooms throughout the day, creating a warm and homely atmosphere. The rear garden, accessed via the dining room is a real highlight. South-facing and not directly overlooked, it offers a private and sunny space ideal for relaxing or entertaining guests. The garden includes a pergola that provides welcome shade in the warmer months, making it the perfect spot for al fresco dining.



The outdoor space has been thoughtfully enhanced with pet-friendly artificial grass, creating a safe and low-maintenance area ideal for children and dogs to play freely. There are outdoor power sockets already installed, ideal for a hot tub, lighting, or other electric features that can enhance your outdoor lifestyle. For those looking to extend their living space or work from home, there is excellent potential to add a garage or a summer house, subject to the necessary permissions.

The front of the house also benefits from not being directly overlooked, which enhances the sense of privacy and quiet enjoyment. Hatherleigh is known for its strong sense of community and hosts numerous village events throughout the year, making it a great place to put down roots. With friendly neighbours, a peaceful setting, and great amenities nearby, this property combines rural charm with modern convenience. A wonderful opportunity to secure a well-cared-for, detached home in one of Devon's most desirable small towns.

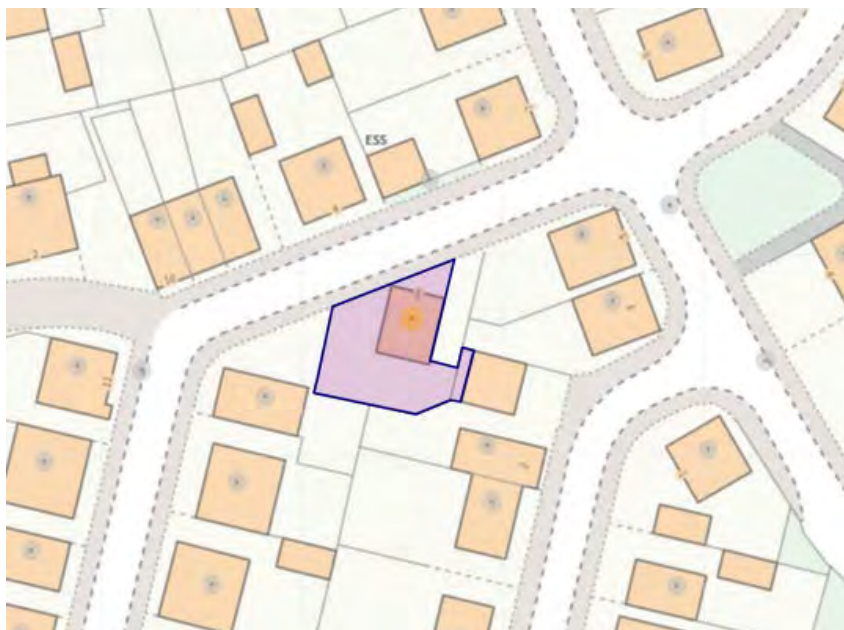
Viewing is recommended for this property ideal as a family home or for someone looking for a quiet location whilst not being far from local amenities.

# 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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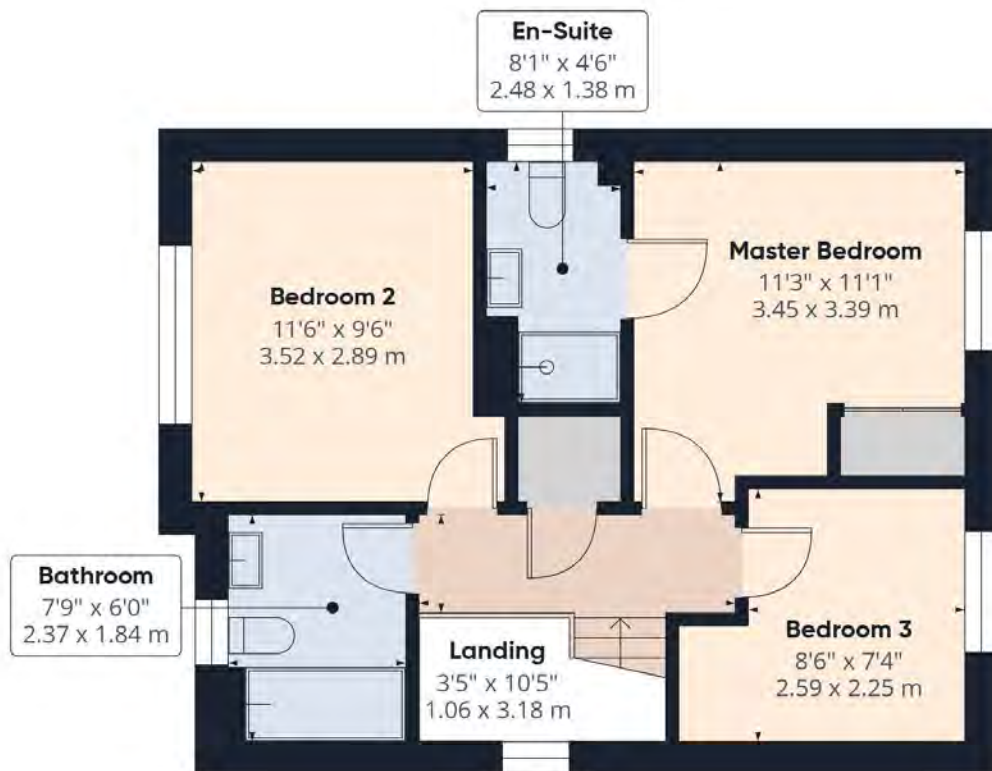




Floor 0

Approximate total area<sup>††</sup>

926 ft<sup>2</sup>  
85 m<sup>2</sup>



Floor 1

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