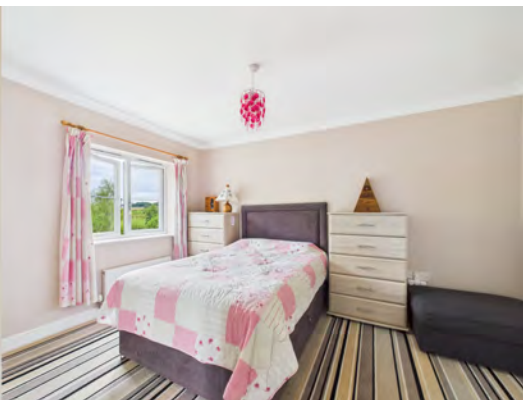


30 Oldham Road
Hatherleigh
EX20 3SL



Guide Price - £250,000



30 Oldham Road, Hatherleigh, EX20 3SL.



A three bed end-of-terrace property with 2 private parking spaces, a spacious living room, an enclosed garden and brilliant access to local amenities...

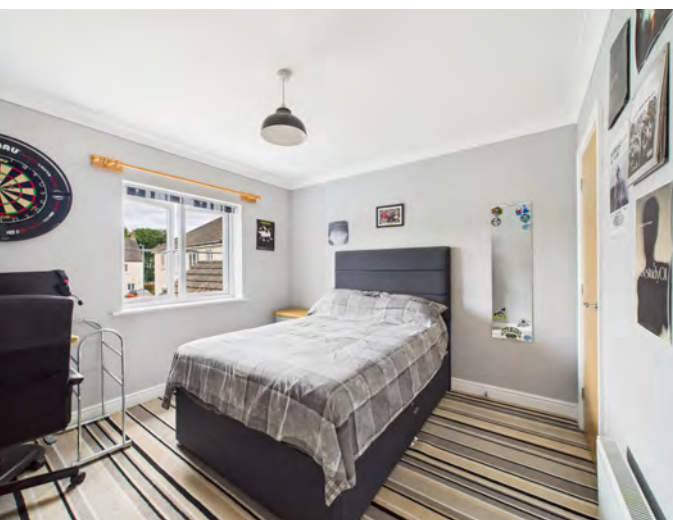
- Modern End-of-Terrace Home
- Offering Three Bedrooms
- Spacious Living Room
- Bathroom, En-Suite and Cloakroom
- Spacious Living Room
- Enclosed Rear Garden
- Ample Off-Road Parking
- Close Proximity to Local Amenities
- Enclosed Front Garden
- 2 Adequate Outdoor Sheds
- Bright Conservatory Leading to Garden
- Council Tax Band - C
- EPC - D



Located in the charming market town of Hatherleigh, this modern end-of-terrace home presents an excellent opportunity for families, first-time buyers, or those looking to move into a well-connected and thriving community. With contemporary features and generous living spaces throughout, this three-bedroom property is ready to welcome its next owners.

Following a short hallway, you are greeted by a spacious living room – the perfect setting for relaxing evenings or entertaining guests. This inviting space benefits from ample natural light and a neutral décor that enhances the sense of openness. A bright conservatory extends from the living area, offering a seamless connection to the rear garden and providing a versatile space ideal for dining, working, or unwinding while enjoying views of the outdoors.

The property boasts a well-equipped kitchen and convenient cloakroom on the ground floor, while upstairs features three well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, adding a touch of privacy and luxury. A modern family bathroom serves the remaining bedrooms, all of which offer comfortable accommodation for families or visiting guests.



Outside, the home is complemented by both front and rear enclosed gardens. The rear garden is ideal for outdoor entertaining, gardening, or simply enjoying some fresh air in a private setting. The front garden adds to the home's attractive kerb appeal, while ample off-road parking ensures convenience for multiple vehicles.

Situated in a quiet residential area, this property is within close proximity to a range of local amenities, including shops, schools, and recreational facilities. Hatherleigh itself offers a warm community atmosphere, and the property benefits from excellent transport links to nearby towns and road networks, making commuting or travelling further afield easy and efficient.

Additional features include double glazing, efficient heating, and the benefit of Council Tax Band C. The EPC rating is to be confirmed.

Overall, this well-presented semi-detached home combines comfort, space, and practicality in a highly desirable location. Whether you're stepping onto the property ladder or seeking a home that balances modern living with countryside charm, this property in Hatherleigh is well worth viewing.

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.

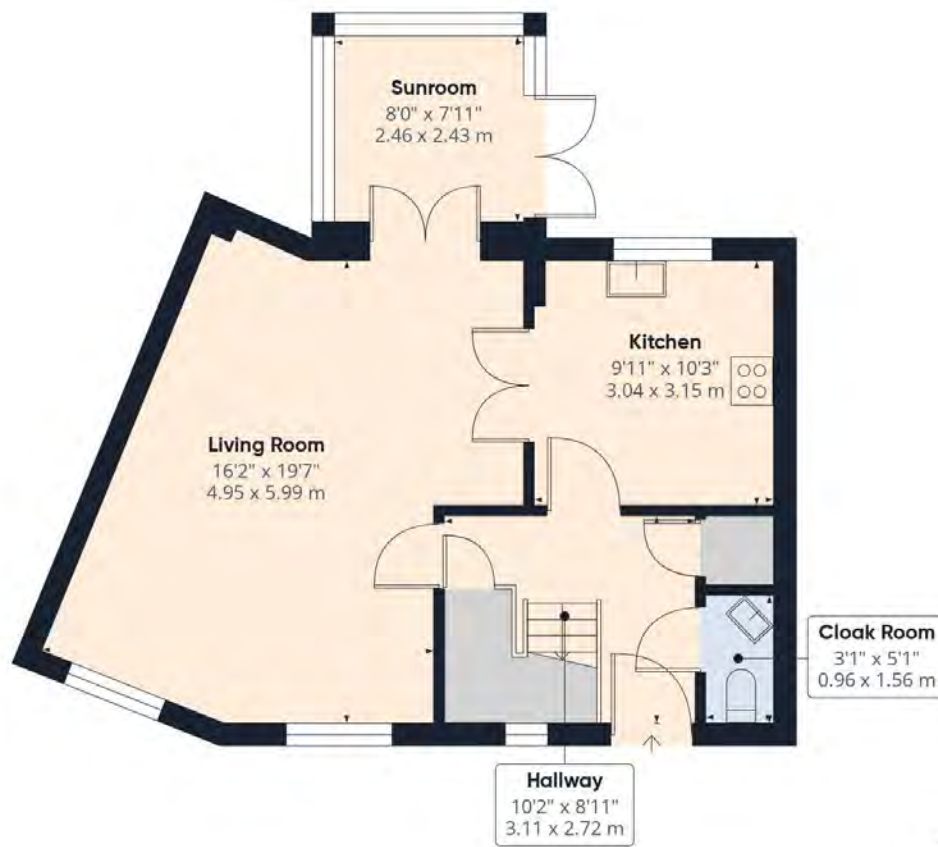
With its rich heritage, active arts community, and regular cultural events, Hatherleigh offers a delightful mix of rural charm and modern life, making it an attractive destination for both residents and visitors.



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:



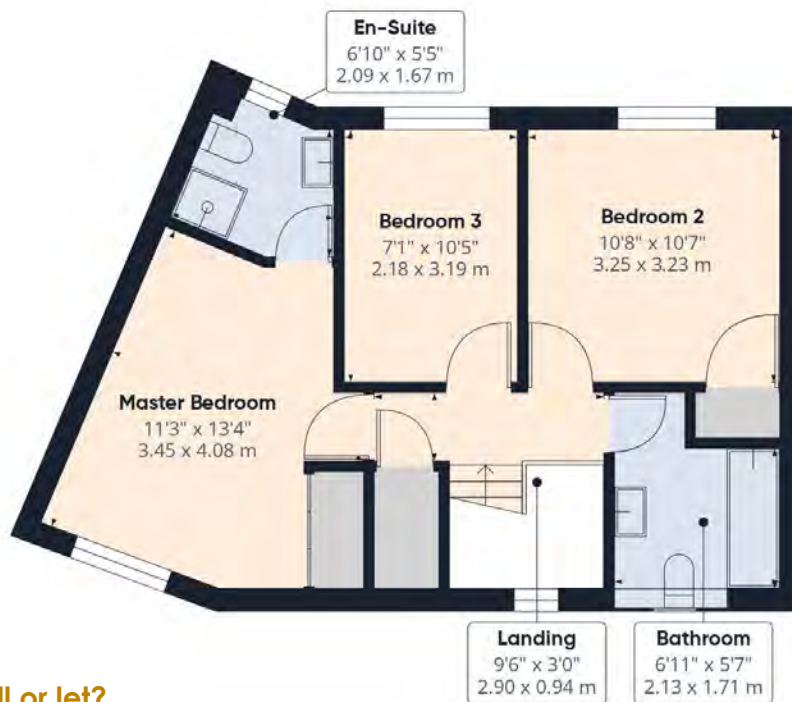


Floor 0

Approximate total area¹¹

1052 ft²

97.6 m²



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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.

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.