

38 Oakfield Road
Hatherleigh
EX20 3JT



Guide Price - £240,000



38 Oakfield Road, Hatherleigh, EX20 3JT.

A mid-terraced family home situated within a modern development, boasting Three bedrooms, an enclosed rear garden, off-road parking and an array of nearby local amenities...



- Modern Mid Terraced Home
- Three Well-Proportioned Bedrooms
- Principal Bedroom With Ensuite
- Open-Plan Living Dining Area
- Bright And Airy Interior
- Contemporary Kitchen With Access
- Low-Maintenance Enclosed Rear Garden
- Convenient Ground-Floor Cloakroom
- Off-Road Parking and Garage
- Quiet Residential Hatherleigh Location
- Investment Opportunity With Tenant
- Council Tax Band - C
- EPC - TBC



Situated within a popular residential area of Hatherleigh, this modern mid-terraced home on Oakfield Road offers a well-balanced layout, contemporary finishes, and practical living space arranged over two floors. With a versatile open-plan design and three bedrooms, this property will appeal to families, first-time buyers, and those looking for a well-connected, sought-after location.

The ground floor provides a welcoming and spacious environment for day-to-day living. The living and dining area is bright and airy, benefiting from ample natural light and a neutral décor that enhances the sense of space. This open-plan layout creates a sociable environment, perfect for both relaxation and entertaining. At the rear, the kitchen is thoughtfully designed to provide practical workspaces and direct access to the enclosed rear garden. This outdoor area is fully enclosed and low-maintenance, making it ideal for outdoor dining, gardening, or simply enjoying the fresh air in privacy. A convenient ground-floor cloakroom completes this level of the home, adding practicality for families or guests.

Upstairs, the property comprises three well-proportioned bedrooms. The principal bedroom benefits from its own ensuite shower room, offering privacy and convenience, while the remaining bedrooms are served by a modern family bathroom. All rooms provide ample space and comfort, catering to both family living and flexible occupancy.



Externally, the property is complemented by a neat front garden, adding to the home's kerb appeal, while the terrace layout ensures an efficient and practical footprint. Off-road parking is available, providing additional convenience in this quiet residential setting.

Oakfield Road is well situated within Hatherleigh, offering easy access to local amenities, schools, and transport links, all within a peaceful, established community. Hatherleigh itself boasts a welcoming atmosphere, combining the charm of market-town living with practical facilities, making it a desirable location for both homeowners and tenants.

Additional benefits include double glazing, efficient heating, and a layout that has proven popular in the local market. Council Tax Band and EPC are to be confirmed. For added convenience there is a garage for additional storage.

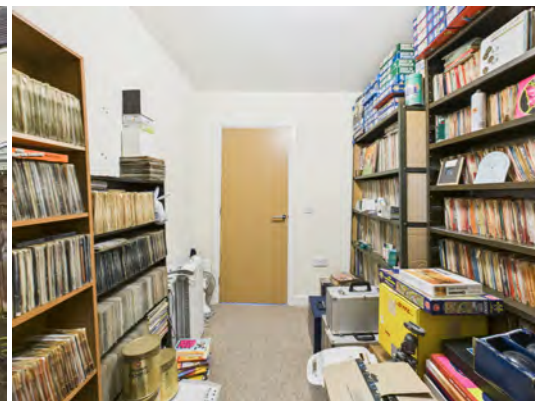
This property also presents a strong investment opportunity, currently let to a sitting tenant who would ideally like to remain, providing immediate income for prospective investors. Its modern layout, practical gardens, and location make it an attractive proposition for both long-term rental and future occupation.

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:



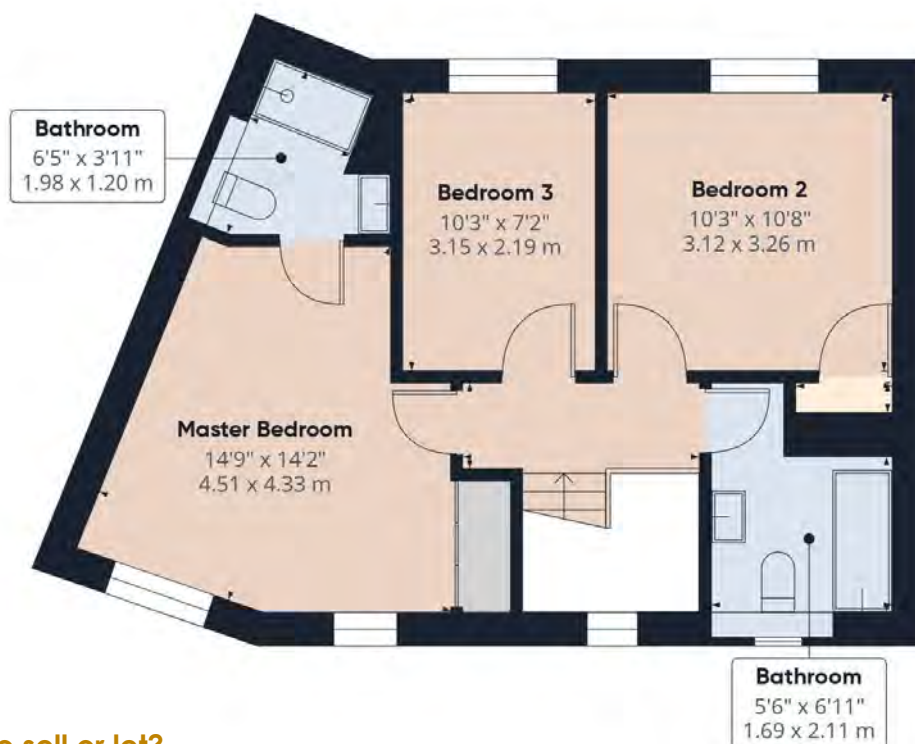


Floor 0

Approximate total area⁽¹⁾

578 ft²

53.6 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.

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.

Please let us
know how we
are doing;

