

# 5 Beckamoor Gardens Hatherleigh EX20 3FP



**Guide Price - £300,000**





# 5 Beckamoor Gardens, Hatherleigh, EX20 3FP

A detached dormer bungalow situated within a modern development, with two bedrooms, an enclosed rear garden, off-road parking and an array of nearby local amenities...



- Modern Detached Dormer Bungalow
- Offering Two Bedrooms
- Contemporary Kitchen/Dining Room
- Family Bathroom & En-Suite
- Spacious Living Room
- Enclosed Rear Garden
- Off-Road & Street Parking
- Close Proximity to Local Amenities
- Convenient Transport Links
- Neutral Decoration Throughout
- No Chain
- Council Tax Band - D
- EPC - C



Situated in the charming market town of Hatherleigh, this modern detached two-bedroom dormer bungalow offers well-balanced and versatile accommodation, ideal for a range of buyers including downsizers, professionals, or those seeking a comfortable home in a convenient location. Offered to the market with no onward chain, the property presents a fantastic opportunity for a smooth and straightforward purchase.

Internally, the home is finished with neutral decoration throughout, creating a light and welcoming atmosphere and allowing prospective owners to easily personalise the space. The spacious living room provides an excellent area for relaxation and entertaining, with ample room for comfortable seating and furnishings. The heart of the home is the contemporary kitchen/dining room, thoughtfully designed with modern units, generous worktop space, and room for a dining table, making it ideal for both everyday living and social occasions.

The property offers two well-proportioned bedrooms, providing flexibility for a variety of living arrangements. One of the bedrooms benefits from a private en-suite, while the remaining accommodation is served by a modern family bathroom, fitted with stylish and practical fixtures. The dormer design adds character while maximising internal space, ensuring the layout feels open and functional.

Externally, the bungalow continues to impress with an enclosed rear garden, offering a secure and private outdoor space that is perfect for relaxing, gardening, or enjoying warmer months with family and friends. To the front and side of the property, there is a combination of off-road and street parking, providing convenient options for residents and visitors alike.

The location is a key feature, with the property positioned in close proximity to local amenities, including shops, schools, and services, all within easy reach. Convenient transport links further enhance the appeal, making travel to surrounding towns and villages straightforward.

Additional benefits include Council Tax Band D and an EPC rating of C, reflecting the home's reasonable energy efficiency. Overall, this attractive dormer bungalow combines modern living, a practical layout, and a desirable location, making it a must-see property in the heart of Hatherleigh.



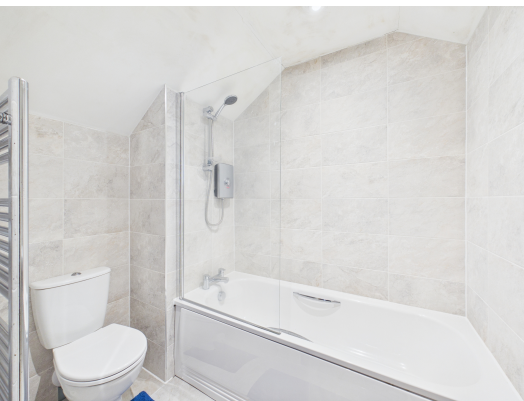


# Changing Lifestyles

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.

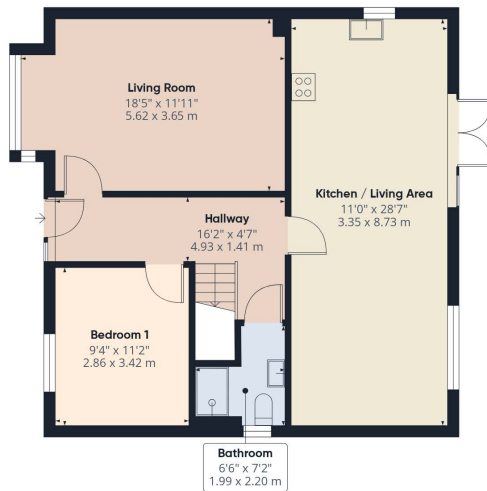
With its rich heritage, active arts community, and regular cultural events, Hatherleigh offers a delightful mix of rural charm and modern life, making it an attractive destination for both residents and visitors.



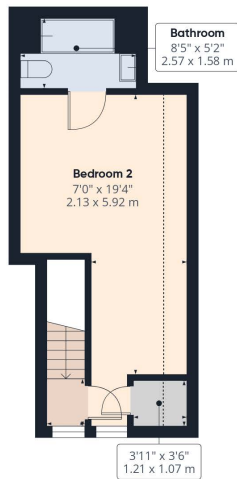
Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01837 500600**  
for more information or to  
arrange an accompanied viewing  
on this property.

Scan here for  
our Virtual Tour:





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

1050 ft<sup>2</sup>  
97.4 m<sup>2</sup>

**Reduced headroom**

37 ft<sup>2</sup>  
3.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## 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;

