Bond Oxborough Phillips

The key to moving home

Millers Cottage
Hatherleigh
EX20 3HX

BRITISH PROPERTY AWARDS 2024 ★★★★★ SILVER WINNER ESTATE AGENT IN SOUTH WEST (CORNWALL & DEVON)

BRITISH PROPERTY AWARDS 2024 ★★★★★ GOLD WINNER ESTATE AGENT IN OKEHAMPTON

Guide Price - £210,000

Changing Lifestyles

01837 500600

Millers Cottage, Hatherleigh, EX20 3HX.

Beautifully Finished Home Offering Spacious Living, Stylish Kitchen, Generous Bedrooms, Modern Bathroom, Bright Layout, Ready Move...

- Sympathetically Finished Interiors
- Spacious Light Filled Living Room
- Stylish Well Designed Kitchen
- Two Generous Double Bedrooms
- Contemporary Family Bathroom
- Bright And Airy Layout
- Tasteful Modernisation Throughout
- Characterful Yet Modern Feel
- Ready To Move Into
- Ideal First Home
- Well Proportioned Rooms
- Council Tax Band - B
- EPC - TBC

Set within seconds of the town centre, this beautifully presented home offers a thoughtful blend of contemporary comfort and characterful charm, having been carefully finished to a modern yet sympathetic standard throughout.

The ground floor has been designed with both everyday living and entertaining in mind. Upon entering the property, you are welcomed into a generous living room, a bright and inviting space measuring over nineteen feet in length. This room provides an excellent central hub for the home, offering ample space for comfortable seating and a relaxed atmosphere for both family life and social occasions.

Adjoining the living room is the stylishly appointed kitchen, which has been carefully designed to complement the character of the property while introducing modern practicality. The layout makes excellent use of the available space, with well arranged work surfaces, contemporary fittings and room for everyday dining or casual meals. The overall finish strikes a careful balance between modern convenience and a style that remains sympathetic to the property's original feel.

The first floor continues the theme of tasteful presentation and well proportioned accommodation. Two comfortable double bedrooms are positioned on this level, each offering generous floor space and pleasant natural light. Both rooms provide flexible accommodation, suitable for use as principal bedrooms, guest rooms or home working spaces depending on individual requirements.

Serving the bedrooms is a neatly arranged family bathroom, fitted with modern sanitaryware and finished in a clean, contemporary style that complements the rest of the home.

Throughout the property, the current owners have clearly invested time and care in creating a home that feels both stylish and welcoming. The finishes are modern without feeling out of place, ensuring the property retains a sense of warmth and character while benefiting from updated interiors.

The overall layout provides a highly practical arrangement across two floors, offering a comfortable balance between living space and private accommodation. The result is a home that would suit a wide range of buyers, from first time purchasers and professional couples to those seeking a well presented property that is ready to move straight into.

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:

Approximate total area(1)

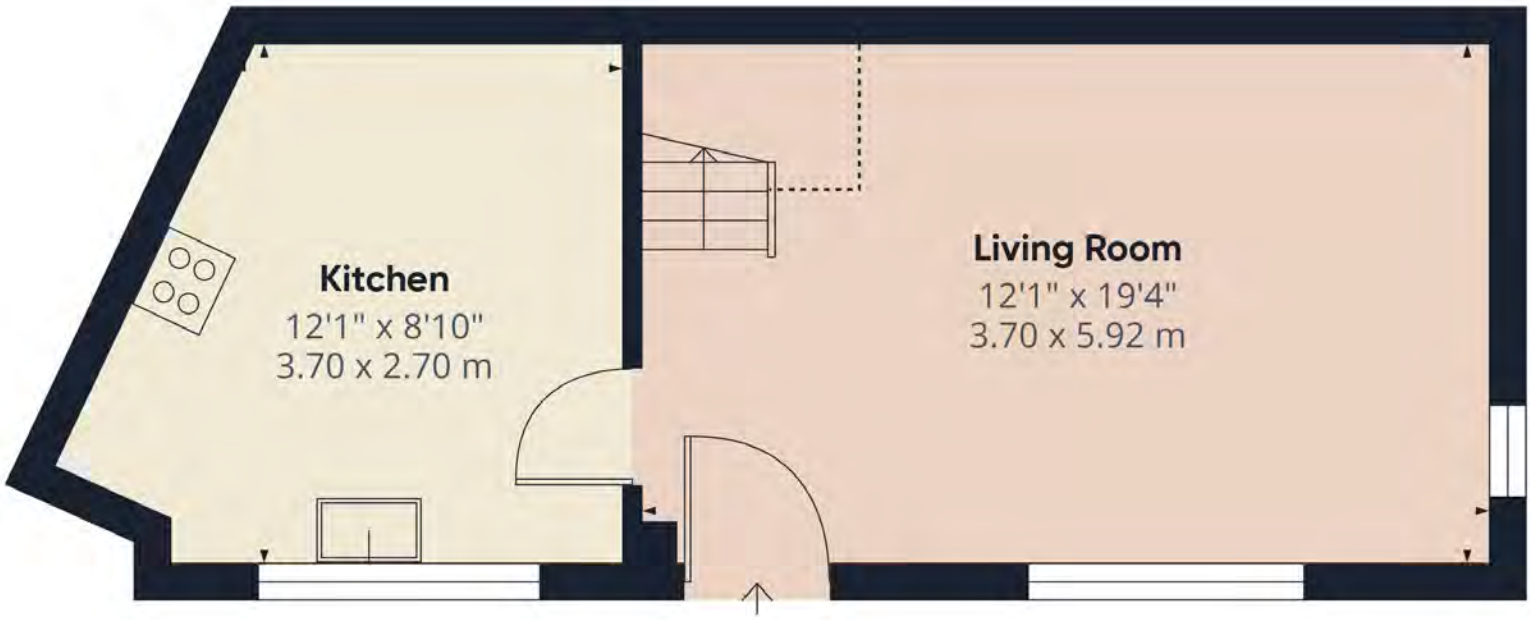
702 ft²

65.2 m²

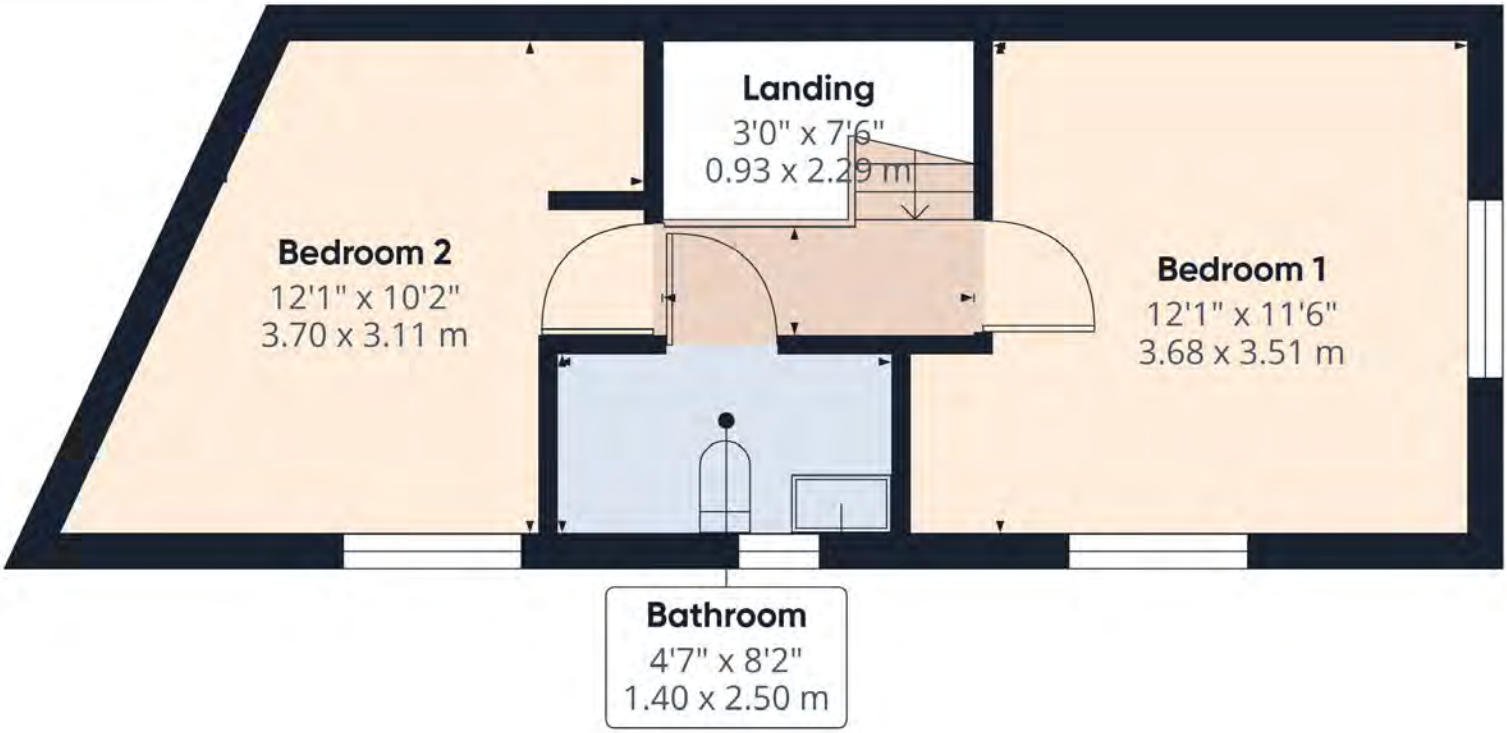
Reduced headroom

17 ft²

1.5 m²



Floor 0



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 recieve a referal 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.

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