

23 Higher Street
Hatherleigh
EX20 3JD



Guide Price - £240,000



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Situated within the popular market town of Hatherleigh, this charming three-bedroom mid-terraced house offers spacious and well-balanced accommodation, complemented by a generous rear garden and attractive patio area...

- Three Bedrooms
- Mid-Terraced House
- Spacious Kitchen/Dining Room
- Comfortable Living Room
- Family Bathroom
- Generous Rear Garden
- Attractive Patio Area
- Well Presented Throughout
- Town Centre Location
- Close To Dartmoor
- Ideal First Home Or Investment
- Council Tax Band - B
- EPC - D



Situated within the popular market town of Hatherleigh, this charming three-bedroom mid-terraced house offers spacious and well-balanced accommodation, complemented by a generous rear garden and attractive patio area, making it an ideal home for families, first-time buyers or those seeking a property within easy reach of local amenities and the surrounding Devon countryside.

Upon entering the property, you are welcomed into a central hallway which provides access to the principal ground floor accommodation. To the front of the house is a comfortable living room, a bright and inviting space that enjoys a pleasant outlook and offers ample room for everyday relaxation. The room provides an ideal setting for cosy evenings whilst retaining plenty of space for family life.

Undoubtedly the heart of the home is the impressive kitchen and dining room, positioned to the rear of the property. This generous open-plan space has been thoughtfully arranged to provide both practical cooking facilities and a substantial dining area, creating a wonderful environment for entertaining guests or enjoying family meals. The kitchen benefits from a range of fitted units and work surfaces, whilst the dining area enjoys direct access to the rear garden, seamlessly connecting indoor and outdoor living during the warmer months.

The first floor offers three bedrooms, each providing comfortable accommodation. The principal bedroom is a well-proportioned double room, whilst the second bedroom offers further double accommodation. A third bedroom provides flexibility and could equally serve as a nursery, home office or dressing room depending on individual requirements. These rooms are served by a family bathroom fitted with a bath, separate shower, wash hand basin and WC.

One of the property's standout features is the outside space. To the rear, a delightful patio area provides the perfect spot for outdoor dining, summer barbecues or simply enjoying a morning coffee. Beyond the patio lies a particularly generous garden, offering an excellent degree of space for children to play, gardening enthusiasts to indulge their passion, or those simply seeking a private outdoor retreat. The garden represents a rare and valuable asset for a property of this nature and significantly enhances the appeal of the home.

Hatherleigh itself is a thriving and highly regarded market town, renowned for its strong sense of community and excellent range of amenities. Residents enjoy access to local shops, cafés, public houses, a primary school, health centre and regular markets. The town is also ideally positioned for exploring the beautiful landscapes of nearby Dartmoor National Park, whilst the larger towns of Okehampton and Holsworthy are easily accessible, offering a wider range of shopping, educational and recreational facilities.

Combining spacious accommodation, a generous garden and a convenient town-centre location, this attractive terraced house presents an excellent opportunity to acquire a welcoming home in one of West Devon's most desirable communities.



Changing Lifestyles

This unique property is situated within the heart of Hatherleigh town which offers a traditional range of amenities including supermarket, Post Office, garage/supermarket, public houses and has cafes, arts and crafts shops, farm supplies and building supplies.

The town also benefits from a primary school, health centre, veterinary surgery together with a community centre and weekly market and cattle sales. The town has a strong community spirit with an annual arts festival and renowned carnival.

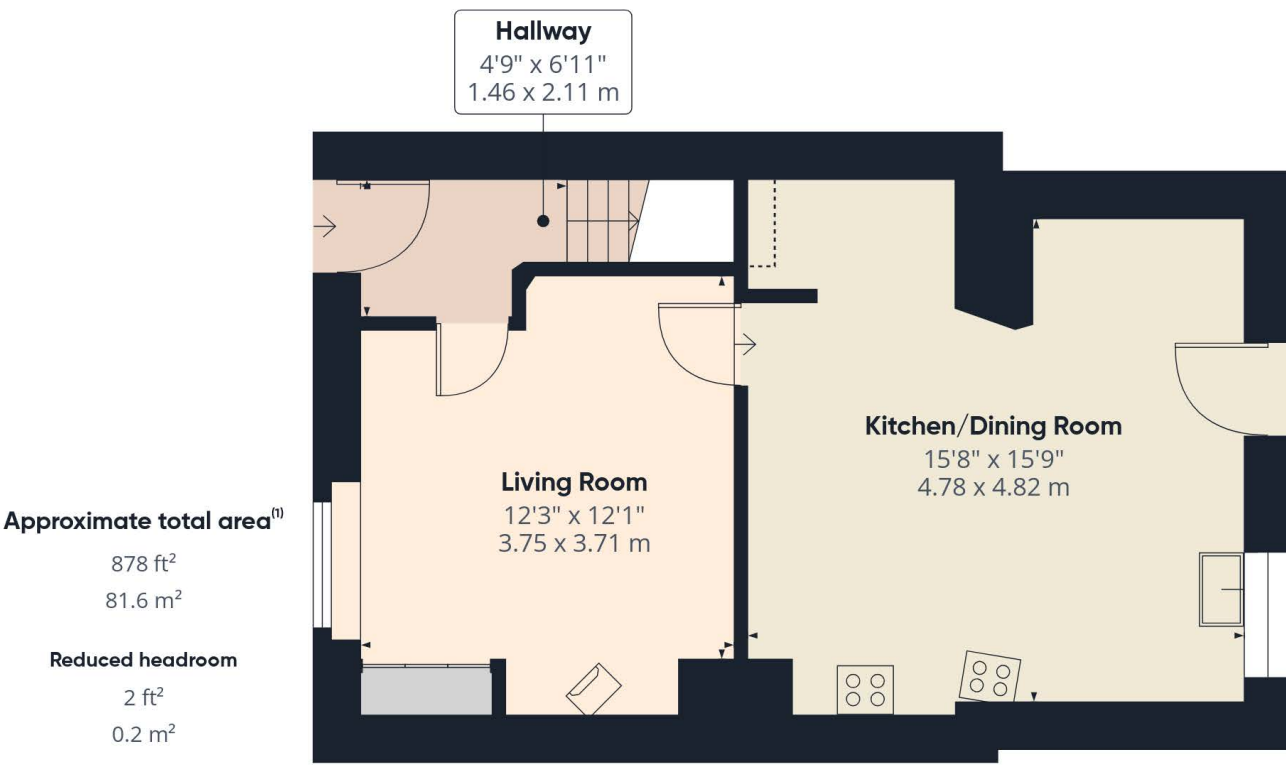
A more comprehensive range of facilities can be found in the nearby town of Okehampton with its good range of shops and services and three supermarkets including a Waitrose. Okehampton has schooling from infant to sixth form level and is situated adjacent to the A30 dual carriageway, providing a direct link to the cathedral and University City of Exeter with its M5 motorway, mainline rail and international air connections.



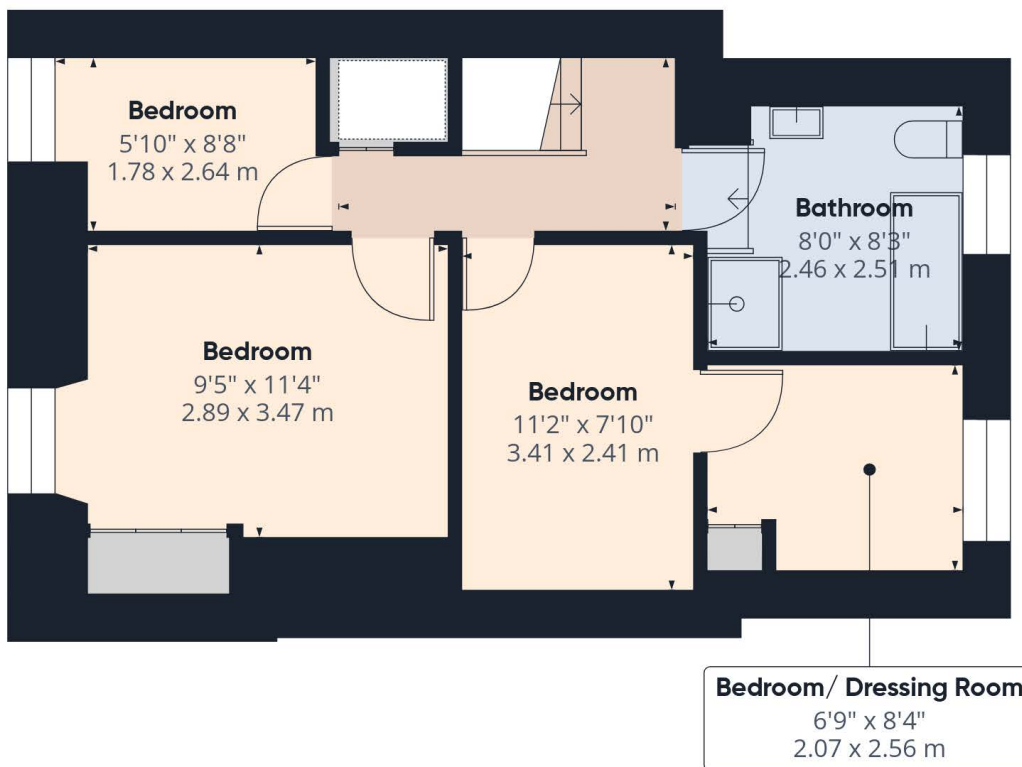
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

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Floor 0



Floor 1

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