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Changing Lifestyles

17 Pearse Close
Hatherleigh
EX20 3QW



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Offers in Excess of - £260,000



Changing Lifestyles

01837 500600

17 Pearse Close, Hatherleigh, EX20 3QW.



A beautiful family home, boasting a spacious living arrangement, off road parking, all alongside the added benefit of being situated close to an abundance of local amenities...

- Modern Link Detached Family Home
- Offering Three Bedrooms
- Generous Loft Space
- Modern Family Bathroom
- Open Plan Living Arrangement
- Off-Road Parking & Garage
- Contemporary Kitchen/Dining Area
- Enclosed South Facing Rear Garden
- Ample Commutable Transport Links
- Popular Market Town Location
- EPC - E



Are you in search of a property that is move in ready, complete with a contemporary theme throughout, a social living arrangement, plus admirable garden space to the rear?

This recently renovated home is situated within a popular residential development on the outer edge of the market town of Hatherleigh. There is notable pedestrian access to a selection of nearby services and conveniences like the local supermarket and renowned public houses, The Tally Ho & George Inn, plus the centrally located post office.

From initial entry into Number 17, you will be immediately impressed by the inviting ambiance of the home, as a result of the brightly-lit nature and adequately proportioned living areas. The entrance hall area is complete with ample opportunities for storing your coats, shoes and more, plus convenient access to the ground floor cloakroom. This room lends itself to further uses as a utility space, perfect for taking host to those much-needed household appliances.

The tastefully decorated living area will be your favourite spot for rest and relaxation as well as for hosting family and friends. Connected to the living area is the contemporary kitchen with plentiful worktop space and sufficient room for a family-sized dining table, as well as direct access to the rear garden through the patio doors.

Ascending to the first floor, there are three bedrooms on offer, two doubles and one single. The spacious family bathroom has been recently renovated, incorporating a sleek style from a walk-in shower, separate bath facilities and desirable panelling in all the right places. Furthermore, there is a well-proportioned, boarded-out attic space perfect for hobby activities or potential conversion (STP).

The exterior of the house provides plenty of perks. Rest assured you will always the benefit of private parking on your very own driveway, plus the addition of a single garage adjacent to the home. The enclosed rear garden has two levels, a large patio area in line to the kitchen, and an upper tier boasting a low maintenance approach, featuring tastefully-laid artificial turf - great for young children and pets.



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Situated only moments from the thriving 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.

Scan here for our Virtual Tour:





Floor 0



Floor 1

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.

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