



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

6 Victoria Road  
Hatherleigh  
EX20 3JG



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN OKEHAMPTON



**Asking Price - £350,000**



Changing Lifestyles

01837 500600

# 6 Victoria Road, Hatherleigh, EX20 3JG.



A detached residence situated within a generous elevated plot, with a delightful rear garden, plentiful parking and energy efficiency, with the added benefit of no onward chain...

- Modern Detached Family Home
- Offering Four Bedrooms
- Contemporary Kitchen/Dining Room
- Master En-Suite & Family Bathroom
- Cosy Living Room w/Woodburner
- South Facing Rear Garden
- Ample Off-Road Parking
- Close Proximity to Local Amenities
- Solar PV Panels & Solar Water Heating
- Popular Market Town Location
- Superfast Fibre Broadband Area
- No Onward Chain
- EPC - B



Have you outgrown your current home? Would you benefit from a property that boasts a move in ready status, with no onward chain and a generous selection of living accommodation throughout...

Number 6 is a modern style four-bedroom home, positioned within an elevated 0.10-acre plot on the outer edge of the popular market town Hatherleigh. The property was constructed by the current owners, with them moving into the home in 2013. The exterior is of a particularly notable attribute, from neutral render tones, practical porch and stonework wall bordering.

Upon entry, the spacious entrance hall provides that perfect area to welcome visitors into your new abode, from the practical wood flooring, free flowing nature and the warmth of the floating fireplace drifting throughout the lower level.

The living room is by far the true heart of the home, from a wealth of natural light via the dual aspect design, pleasant views over the rear garden and an ever so desirable woodburner focal point. Further ground floor offerings include the functional kitchen/dining room, this area is inclusive of a contemporary design, an overall sleek suite, with a generous array of integrated appliances and storage provisions. The adjacent utility room is a necessary feature of any family home, with further worktop space and ample room for additional free-standing appliances.

As we ascend to the first floor, the spacious landing provides inviting access to all that is on offer. From four well-dimensioned bedrooms, large family bathroom and en-suite shower room, there is a generous array of private living accommodation available. The master bedroom provides a perfect private retreat, including plentiful storage opportunities, walk-in shower room and elevated views over the surrounding landscape.

To the exterior, there is ample off-road parking to the rear of the home, accessed via the shared driveway. Gated access to the rear garden brings you to explore this enclosed haven, with established hedge line bordering, with the majority laid to lawn, all whilst embracing the southerly orientation that it beholds.

Energy efficiency is a key factor of this modern property, as a result of LED downlighting, efficient electric boiler, plus Solar PV Panels and Solar Water Heating combined.

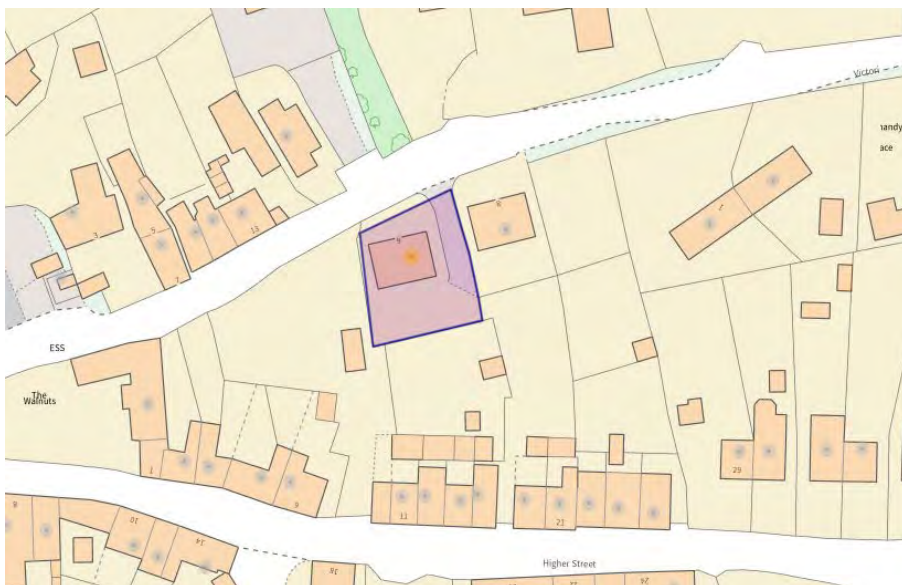


# Changing Lifestyles

Situated within the heart of Hatherleigh town which offers a traditional range of amenities including supermarket, Post Office, garage/supermarket, public houses, alongside independent 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.

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 to be negotiated. 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.