



Bond
Oxborough
Phillips

Changing Lifestyles

14 Mowhay Gardens

Hatherleigh

EX20 3FE



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Asking Price - £325,000



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01837 500600

14 Mowhay Gardens, Hatherleigh, EX20 3FE.

A well-presented three bedroom property situated centrally within a popular Devonshire market town, boasting spacious living arrangements throughout, ample off-road parking and a pleasant garden to the rear...



- Modern Detached Bungalow
- Offering Three Bedrooms
- Attractive Kitchen/Dining Room
- Master En-Suite & Family Shower Room
- Spacious Living Room
- Enclosed Level Rear Garden
- Tandem Off-Road Parking
- Close Proximity to Local Amenities
- LPG Gas Central Heating Throughout
- Superfast Fibre Broadband Area
- Convenient Transport Links
- Council Tax Band - D
- EPC - C



Are you searching for a detached property that boasts a move in ready status, whilst being situated within a traditional Devonshire market town, plus convenient access to nearby national parks and coastlines...

Number 14 is a well-presented bungalow positioned moments from the community-based town centre of Hatherleigh. Constructed in 2021 by the independent developer Kingswood Homes, this property provides spacious living accommodation, alongside energy efficiency and an overall contemporary theme.

Upon approach, you will be instantly drawn to the attractive frontage, which incorporates a neutral render tone, exposed stonework feature and ramped paved access to the front entrance. Adjacent, there is ample parking available for two tandem vehicles, with the added benefit of a 7kw EV charging point.

As you enter the home, the light and airy hallway provides inviting access to all this wonderful property has to offer. The front facing living room is a pleasant reception space, with plentiful floorspace, whilst embracing a wealth of natural light from the incorporated bay window.

The kitchen/dining room is located to the rear of the property, boasting a contemporary theme as expected, with a selection of integrated appliances and patio door access to the rear garden. Further additions to the ground floor include two comfortable double bedrooms, ideal for those looking to have all the essential accommodation they desire on one level. The family shower room has been designed efficiently, to offer a lovely walk-in shower facility alongside a neutral décor theme.

The layout is very versatile, with the potential for a generously sized home office to the frontage, or private accommodation if desired.

A unique attribute to this bungalow is first floor master suite, a truly magnificent use of the loft space. A large double bedroom has been incorporated into this modern style property's design, with the added benefit of an en-suite bathroom. The Velux windows provide ample natural light, with plentiful floorspace and additional storage cupboard on the landing area.



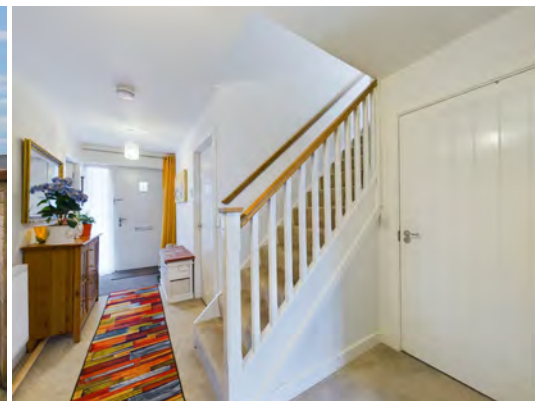
To the exterior, the front garden is compact and low maintenance with a variety of shrubs. Side gated access is available via the driveway, this will take you through to the rear garden. The current owners have created an enjoyable external retreat. The patio area is perfect for your favoured outdoor furnishings, alongside a variety of potted plants and timber shed storage provisions.

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Situated within The Market Quarter, a select development constructed by the independent developer Kingswood Homes. The town itself 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

The town also benefits from a primary school, health centre, veterinary surgery together with a community centre and weekly market. 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 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.