

# 9 Beckamoor Gardens Hatherleigh EX20 3FP



BRITISH  
PROPERTY  
AWARDS

2023



GOLD WINNER

ESTATE AGENT  
IN OKEHAMPTON



**Guide Price - £225,000**



# 9 Beckamoor Gardens, Hatherleigh, EX20 3FP.



A wonderful two bedroom property, situated within a modern housing development, benefiting from an array of nearby amenities, transport links and an immaculate move-in ready status...

- Modern Semi-Detached House
- Offering Two Double Bedrooms
- Attractive Kitchen/Dining Room
- Family Bathroom & GF Cloakroom
- Cosy Living Room
- Freehold Parking Bay
- Landscaped Enclosed Rear Garden
- Close Proximity to Local Amenities
- Convenient Transport Links
- Flogas Combi Boiler Central Heating
- Ultrafast Fibre Broadband
- Council Tax Band - B
- EPC - C



Are you looking to take your first steps on the property ladder, searching for a local investment opportunity or considering downsizing? This delightful semi-detached home boasts an array of attractive features, including parking and a low-maintenance garden...

Number 9 is a well-presented semi-detached home, positioned moments from the community-based town centre of Hatherleigh. Constructed in 2022 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, anthracite double glazed window units and paved walkway to the front entrance. As you enter, the entrance hall promotes a welcoming feel with free-flowing access into all that the ground floor has to offer.

The ground floor has been adapted by the current owners, to provide a private living room to the rear, and a stunning kitchen/dining room to the frontage. The kitchen suite and sympathetic décor combine to offer a delightful reception space, with the opportunity to host family, friends and rustle up your culinary delights. The contemporary suite offers a selection of integrated appliances including fridge/freezer, dishwasher and washing machine.

Alongside the added benefit of a ground floor cloakroom, the stairway is located centrally for access to the first floor. The living room provides a relaxing retreat, with ample floorspace for furnishings, all whilst embracing a wealth of natural light from the patio doors.

Ascending to the first floor, we have available two well-dimensioned double bedrooms, plus a family bathroom. Both bedrooms provide ample floorspace for a selection of freestanding furnishings, plentiful natural light, and attractive wallpaper featuring. The main bathroom continues the contemporary theme, including parquet style vinyl flooring, wonderful tiling and LED downlighting.

Externally, the property boasts an enclosed rear garden, this outside space has been landscaped by the current owners to provide a beautiful space to be enjoyed all year round. This low maintenance area promotes Indian sandstone paving, with retaining sleeper flower beds, external shed storage and side gated access to the adjacent pathway. A notable benefit of this modern house is a freehold parking bay located opposite the front entrance.



# Changing Lifestyles

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 supplies.

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.

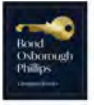
A more comprehensive range of facilities can be found in the nearby town of Okehampton with its good range of shops and services and three supermarkets including a Waitrose. Okehampton has schooling from infant to sixth form level and is situated adjacent to the A30 dual carriageway, providing a direct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



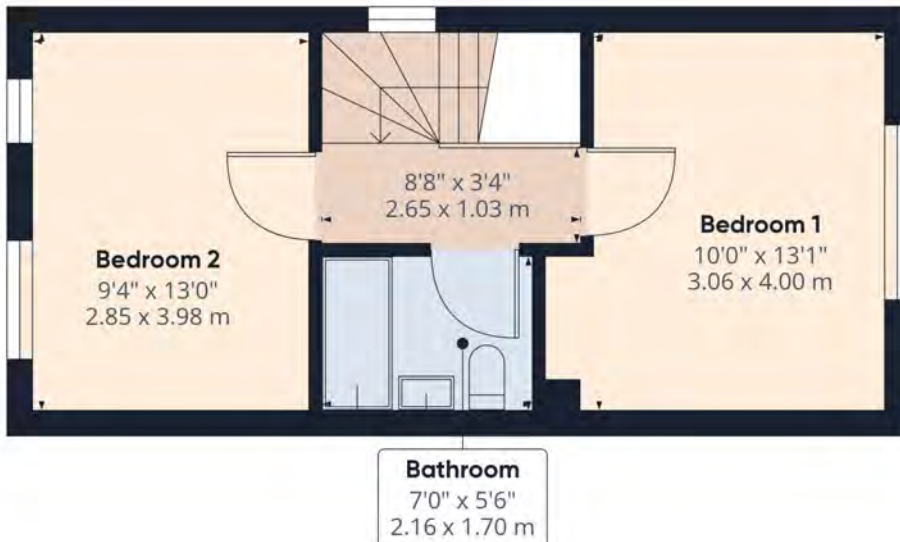
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0



Floor 1

Approximate total area

707.47 ft<sup>2</sup>  
65.73 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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