

# 2 Mount Pleasant Exbourne EX20 3SF



**Asking Price - £415,000**





# 2 Mount Pleasant, Exbourne, EX20 3SF.

A deceptively spacious semi-detached home, offering a wonderful blend of modern comforts and characterful features, all within a popular village location..



- Popular Village Location
- Character and Contemporary Features
- Beautiful Kitchen / Dining Room
- Open Plan Living Arrangement
- Accommodation Over Three Levels
- Three Official Bedrooms
- Loft Conversion/Hobbies Room
- Inglenook Fireplace
- Front and Rear Gardens
- Parking for Multiple Vehicles
- Two Garages & Office Building
- Council Tax Band - B
- EPC - E



Are you trying to find a home with modern internal touches blended together with character comforts, all within the popular Dartmoor village?

2 Mount Pleasant is a residence that excels in all aspects, offering a harmonious blend of expansive outdoor space, a thoughtfully designed interior, and generous living accommodation complemented by charming character features and modern enhancements.

Entering through double doors into the porch, you are welcomed into a characterful living room centered around an inglenook fireplace with a wood burner, creating a warm and inviting focal point. This living room, furnished with two swivel chairs, serves as a secluded retreat from the main social areas of the home. The ground floor also includes a convenient cloakroom for guests.

The kitchen/dining room is the true highlight of the home, featuring an expansive open space with stunning views of the rear garden, which includes a decked area and a spacious lawn. Bi-fold doors flood the snug area opposite the kitchen with natural light, creating a bright and airy ambiance.

The first floor offers three double bedrooms, including a luxurious en-suite, all equipped with ample storage around a large central chimney breast. A modern family bathroom serves this floor, providing contemporary comforts.

The upper level boasts an impressive attic room with picturesque countryside views over Exbourne, showcasing charming features such as exposed beams and a central chimney breast. This space is currently utilized by the vendors as a private bedroom.

The outdoor space of 2 Mount Pleasant is particularly attractive, featuring two distinct garden areas. The generous rear garden, with its decked area accessible from the kitchen/dining room through bi-fold doors, is perfect for entertaining family and friends. The front of the property offers an additional garden with a recently laid patio. The property also includes two garages, ample parking, an office building, and side access that connects the front and rear gardens, enhancing convenience and functionality.



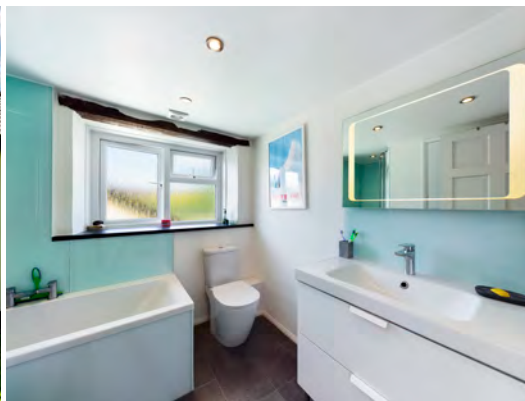


# Changing Lifestyles

This property is situated within the heart of a peaceful, sought after village surrounded by picturesque countryside, with Dartmoor National Park on the horizon. Exbourne boasts an array of village amenities including 'The Burrow' community shop/post office, renowned garage, public house and primary school.

The village is served by a regular bus service to Exeter, Hatherleigh and Okehampton. A more comprehensive range of facilities can be found in the neighbouring market towns of Hatherleigh or Okehampton, both situated approximately five miles in distance.

Okehampton offers an excellent range of shops and services, including three supermarkets, community medical centre and leisure facilities set within the local hotspot of Simmons Park. From here there is direct access to the A30 dual carriageway providing a link to the city of Exeter with its M5 motorway, main line rail links and international air connections.

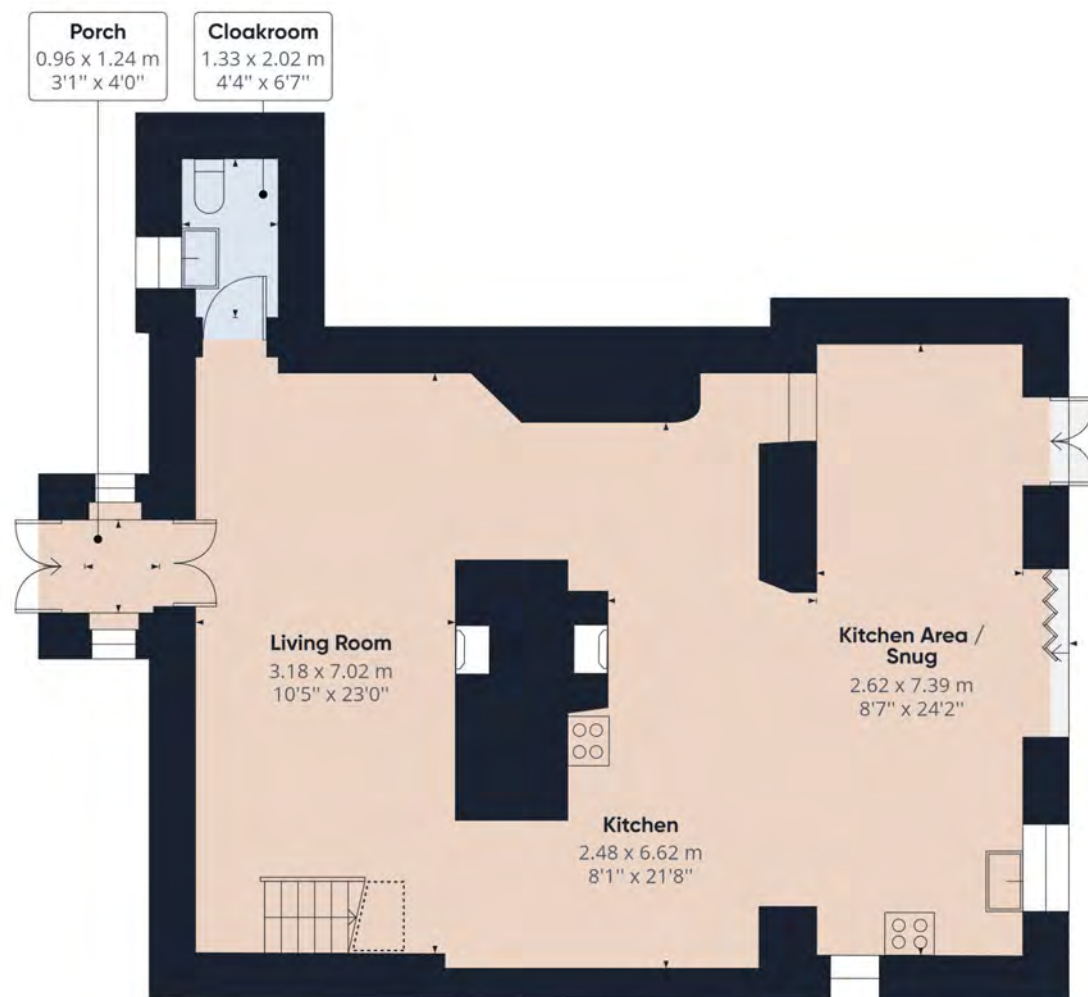


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for more information or to  
arrange an accompanied viewing  
on this property.

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#### Approximate total area<sup>(1)</sup>

1549.74 ft<sup>2</sup>

143.98 m<sup>2</sup>

#### Reduced headroom

113.16 ft<sup>2</sup>

10.51 m<sup>2</sup>



Floor 2 Building 1

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