



# 8 Mowhay Gardens Hatherleigh EX20 3FE



**Guide Price - £200,000**



# 8 Mowhay Gardens, Hatherleigh, EX20 3FE.



A contemporary two-bedroom home located in a sought-after housing development, featuring an enclosed garden, off-road parking, and a range of local amenities and transport...

- Modern Terraced House
- Offering Two Double Bedrooms
- Contemporary Kitchen/Dining Room
- Family Bathroom & GF Cloakroom
- Cosy Dual aspect Living Area
- Enclosed Rear Garden
- Ample Off-Road Parking
- Close Proximity to Local Amenities
- Convenient Transport Links
- Flogas Combi Boiler Central Heating
- Ultrafast Fibre Broadband Connectivity
- Council Tax Band - B
- EPC - C



Discover modern living in this stylish mid-terrace home, perfect for first-time buyers, investors, or those looking to downsize. Number 8 Mowhay Gardens is a well-presented property, ideally located just moments from the community-focused town centre of Hatherleigh.

Built in 2021 by the independent developer Kingswood Homes, this home offers a spacious layout, exceptional energy efficiency, and a contemporary design throughout, making it an ideal choice for those seeking both comfort and modern living.

The property's attractive frontage features neutral render and sleek double-glazed windows, giving it a clean and welcoming appearance.

Upon entering, the hallway leads seamlessly into the open-plan ground floor layout, thoughtfully designed to combine comfort and style. The bright kitchen/dining area is perfect for both entertaining and everyday meals. The contemporary kitchen comes fully equipped with integrated appliances, including a fridge/freezer, oven, and gas hob, all finished with tasteful décor that makes this space the heart of the home.

The open-plan design continues into the living area at the rear of the property, a perfect space for relaxing. Dual aspect windows fill the room with natural light, while patio doors provide easy access to the garden—ideal for enjoying the outdoors. Additionally, the ground floor includes a cloakroom, adding extra practicality, and a centrally located staircase leads to the first floor.

On the first floor, you'll find two well-proportioned double bedrooms, both offering ample space for freestanding furnishings and plenty of natural light. The family bathroom continues the home's modern aesthetic with stylish tiling and a clean design, providing the perfect space for relaxation.

Externally, the enclosed rear garden offers a peaceful retreat with a low-maintenance patio and elevated lawn. With a south-easterly orientation, the garden enjoys plenty of sunlight, perfect for al-fresco dining or unwinding outdoors. Side gated access provides easy entry to the front of the property.

The home also benefits from two designated parking spaces, conveniently located just a short walk from the front entrance. This modern, well-equipped home offers the perfect balance of comfort, practicality, and style in a desirable location, making it an ideal choice for a variety of buyers.



# 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.

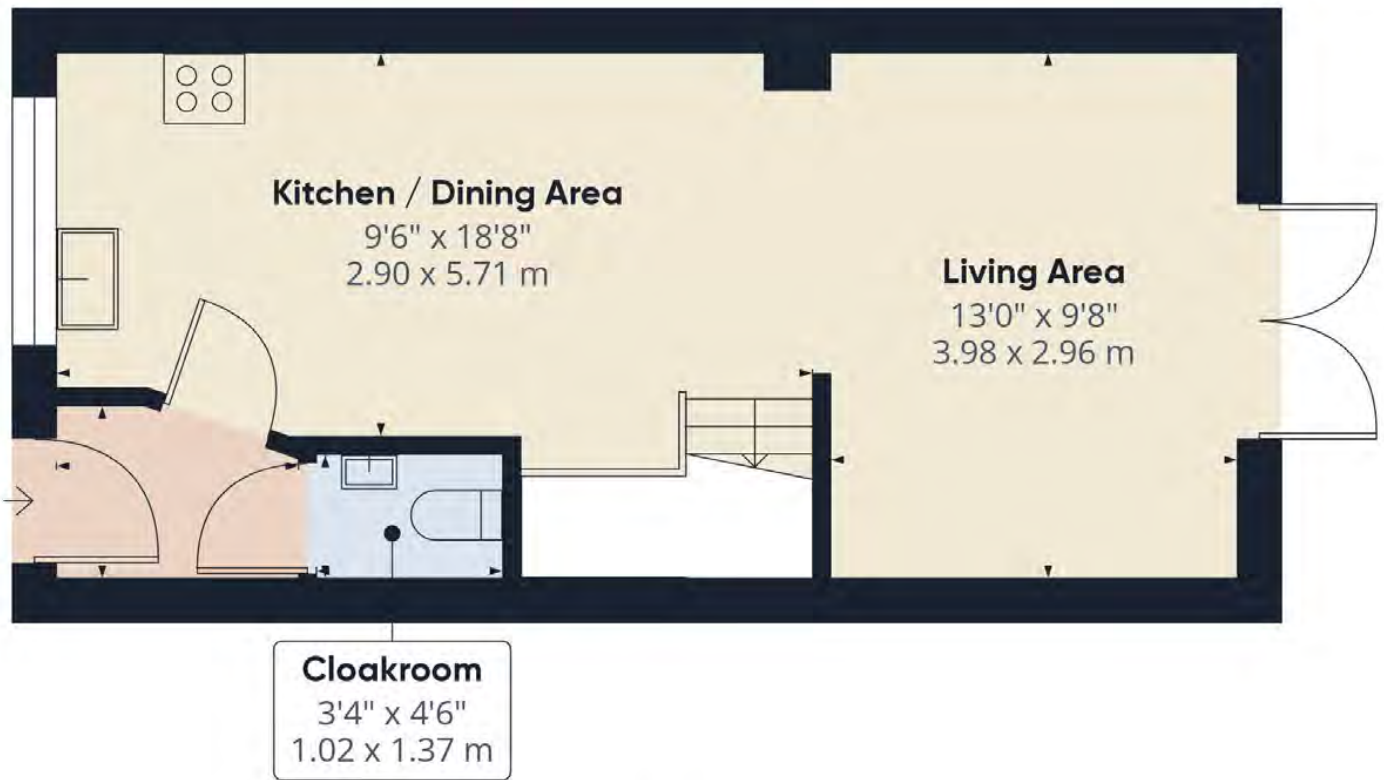
Okehampton has schooling from infant to sixth form level and is situated adjacent to the A30 dual carriageway, providing a direct link to the cathedral and University City of Exeter with its M5 motorway, mainline rail and international air connections.



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:



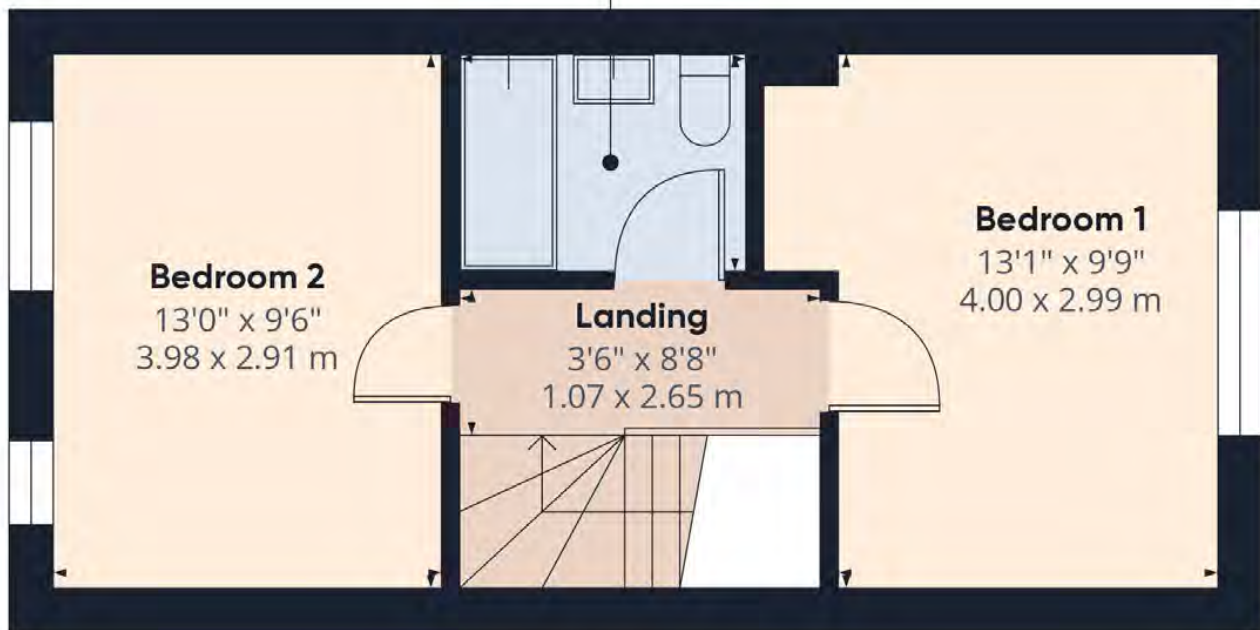
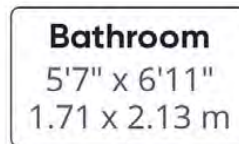


Floor 0

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

704.6 ft<sup>2</sup>

65.46 m<sup>2</sup>



Floor 1

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