



Bond
Oxborough
Phillips

Changing Lifestyles

11 Beckamoor Gardens

Hatherleigh

EX20 3FP



Guide Price - £210,000



Changing Lifestyles

01837 500600

11 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 attractive open plan layout...



- Unfurnished Modern House
- Offering Two Bedrooms
- Enclosed Rear Garden
- Open Plan Ground Floor Layout
- Contemporary Kitchen Suite
- Family Bathroom & GF Cloakroom
- Designated Parking Bay
- Close to Local Amenities
- Gas Central Heating
- Available Immediately
- Council Tax Band - B
- EPC - C



Number 11 is a delightful home nestled within a modern development constructed in 2022 by the independent developer, Kingswood Homes. Perfectly positioned just moments from Hatherleigh's charming and community-focused town centre, the property benefits from a range of local amenities, including shops, cafes, and services, alongside excellent transport links for convenient connectivity. This home offers the perfect balance of modern living and small-town charm.

The property's design is simple yet highly effective, making it ideal for first-time buyers, investors, or those seeking a manageable and contemporary space. Upon entering, the welcoming hallway creates an inviting first impression, offering access to a thoughtfully planned ground-floor layout. The open-plan kitchen, living, and dining area serves as the heart of the home, providing a versatile and sociable space to cook, relax, and entertain. The kitchen itself is finished to a high standard, featuring a range of integrated appliances that seamlessly blend practicality with style. A ground-floor cloakroom adds convenience and ensures this home is well-suited to modern needs.

The first floor is home to two generously proportioned double bedrooms, each designed with comfort in mind. Both bedrooms benefit from ample natural light and space for freestanding furnishings, making them perfect for rest and relaxation. The family bathroom reflects the property's contemporary theme, with its sleek suite and stylish finishes, including elegant tiling and modern fixtures.



Externally, the home continues to impress. The enclosed rear garden is thoughtfully designed for low maintenance and year-round enjoyment. It features gated side access, allowing easy movement between the front and rear of the property. The front of the home is equally appealing, with a paved walkway leading to the entrance, framed by a neat and attractive frontage. Additionally, the property benefits from a designated parking space conveniently located opposite the house, ensuring secure and accessible parking.

With its modern construction, energy-efficient design, and highly desirable location, Number 11 offers an exceptional opportunity for those looking to step onto the property ladder, invest in a sought-after area, or downsize without compromising on quality or convenience. This home truly captures the essence of contemporary living in a welcoming community setting.

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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 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:



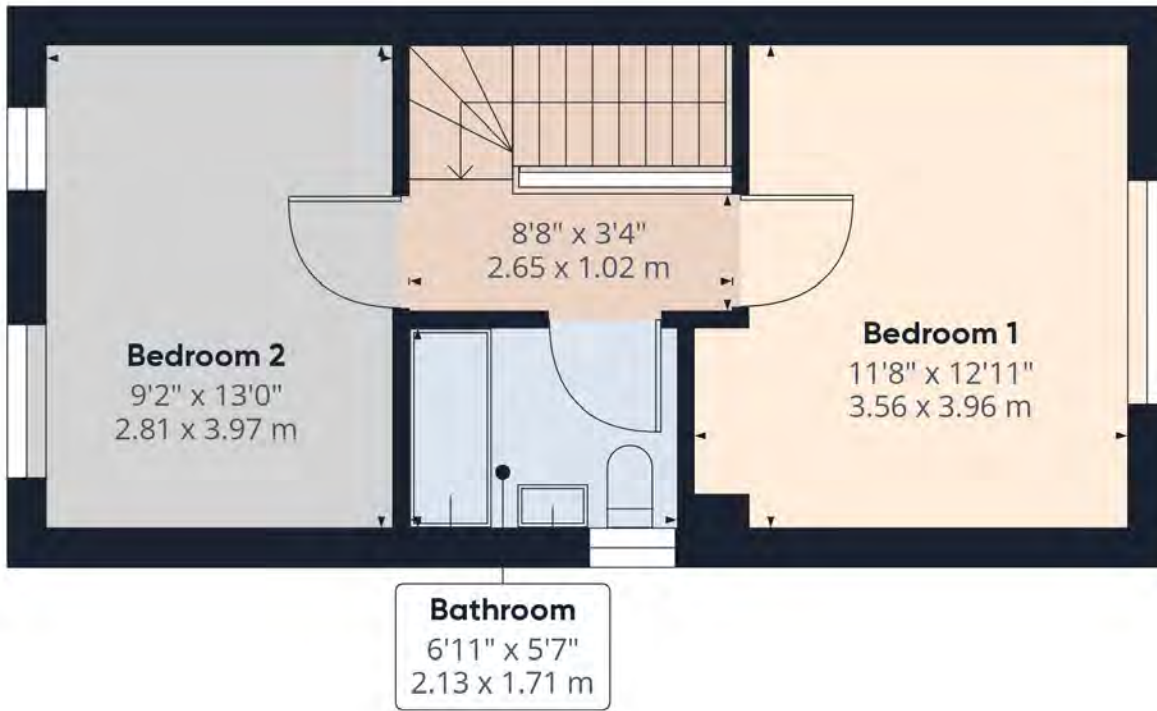


Floor 0

Approximate total area⁽¹⁾

704.63 ft²

65.46 m²



Floor 1

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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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