



SHEEPWASH

GUIDE PRICE **£450,000**

Detached modern home, 21 ft Sitting Room, Solar Panels & Parking

 4 Bedrooms

 2 Bathrooms

 2 Reception Room

 EPC Rating: C (78)

**MILLER**
TOWN & COUNTRY



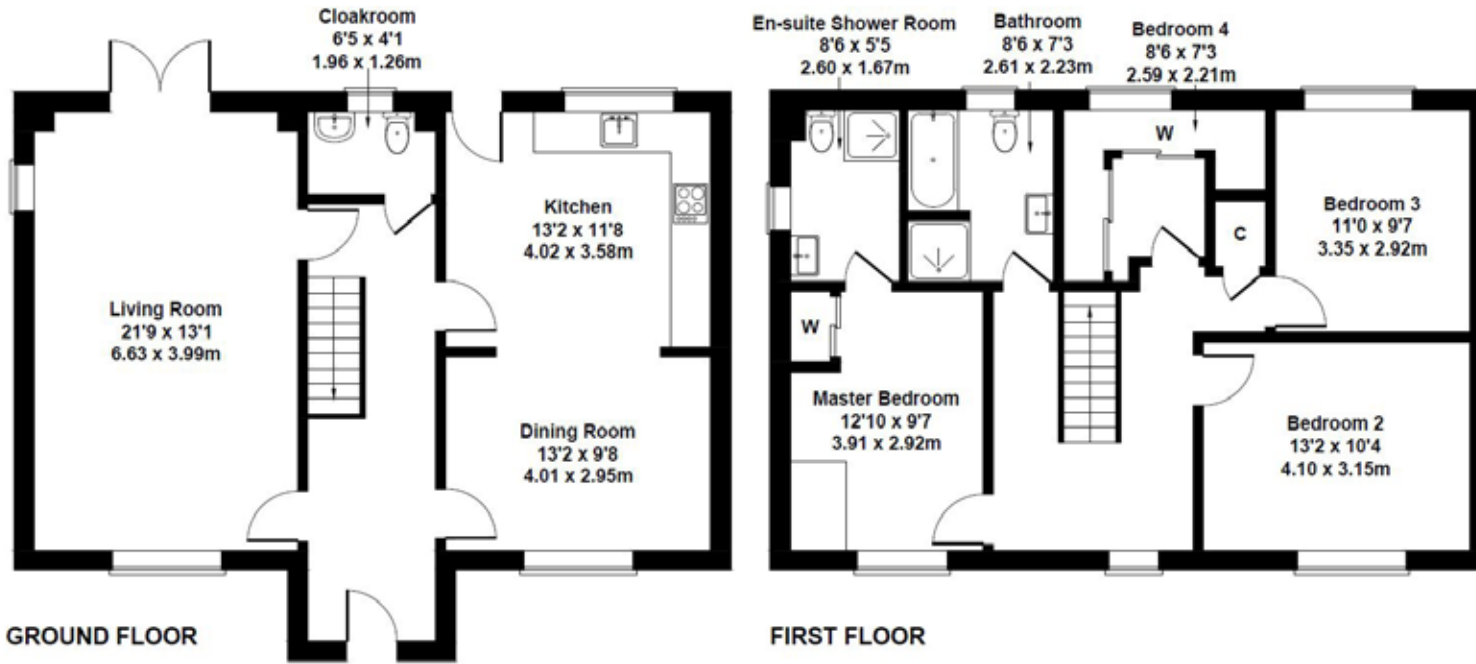
- » Detached Modern Home with Solar Panels
- » Modern Kitchen with Fitted Appliances
- » 21 ft Sitting Room w/ Patio Doors to Garden
- » No Onward Chain
- » Off Road Parking for 2-3 Vehicles
- » Garden Backing onto Surrounding Countryside
- » Edge of Village Location

The Property

This incredibly spacious detached modern home offers versatile living with the bonus of solar panels and the remainder of the build warranty. From the spacious hallway, off to the left, is the 21 ft dual aspect sitting room with patio doors leading out to the garden. To the right of the hallway is the modern kitchen with central island having a range of fitted appliances, and an opening leads into the dining room. Completing the downstairs is a handy cloakroom. On the first floor - the feeling of space continues. The principal bedroom offers built in wardrobes and dressing table with a modern ensuite shower room. Bedrooms 2 and 3 are both generously sized doubles, bedroom 4 is complete with a range of built in wardrobes and dressing area, the main family bathroom has a double shower cubical with separate bath. Outside - to the front a gravelled driveway provides off road parking for 2-3 vehicles, to the left is the front garden which is fully enclosed. The rear garden offers a degree of privacy and is perfect for outdoor entertaining and relaxing, a blank canvas being laid to lawn - perfect for allowing you to put your own stamp on it. The garden enjoys delightful views over the surrounding countryside.



Approximate Gross Internal Area
1496 sq ft - 139 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Location

Situated on the edge of village location, the house is ideal for easy access to the village square and its highly regarded public house. Primary schooling is available nearby in the village of Highampton and the small town of Hatherleigh, with its popular Ofsted-rated 'Good' community school. Hatherleigh also boasts a Co-Op supermarket, doctors surgery and vets, amongst other amenities. Additional primary and secondary schooling are available in Holsworthy and Okehampton, both being larger towns and offering a wider range of local amenities including a variety of supermarkets, banks, leisure centres and retail outlets. The north coast at Bude and its sandy beaches are around 30 minutes away, and the wilds of Dartmoor can be reached in as little as 20 minutes.

Ground Floor

Entrance Hallway 6'4" x 21'8"

Kitchen 13'2" x 11'8"

Dining Room 13'2" x 9'8"

Living Room 21'9" x 13'1"

Cloakroom 6'5" x 4'1"

First Floor

Landing 9'11" x 12'11"

Bedroom 1 12'10" x 9'7"

En-Suite 5'5" x 8'6"

Bedroom 2 13'2" x 10'4"

Bedroom 3 11'0" x 9'7"

Bedroom 4 7'3" x 8'6"

Bathroom 7'3" x 8'6"

Outside

Low maintenance front garden, off road parking for 2-3 vehicles and enclosed rear garden backing onto surrounding countryside.

Services: Mains water and electricity. Solar panels. Private Klargestor drainage shared with neighbouring properties.

Council Tax Band: D



Miller Town & Country | 01837 54080

2 Jacob's Pool House, 11 West Street,
Okehampton, Devon, EX20 1HQ

okehampton@millertc.co.uk | www.millertc.co.uk



VIEWING:

Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

**CONSUMER PROTECTION FROM UNFAIR
TRADING REGULATIONS 2008:**

These particulars are believed to be correct
but their accuracy is not guaranteed nor do
they form part of any contract.

