



**7 ALDER VIEW**  
**OFFERS OVER £300,000**

**Immaculate Bungalow Just Steps From Amenities**  
**HATHERLEIGH**

**MILLER** TOWN & COUNTRY  
**exp** UK

- » Immaculate 2 Bedroom Bungalow
- » Generous Rear Garden with Deck/Patio
- » Spacious Kitchen-Diner with Sleek Units
- » Stylish Shower Room
- » Remainder of LABC Warranty Available
- » Short Walk to Town Centre Amenities
- » Located in Popular Small Town
- » Regular Bus Connection to Larger Towns

Location, location, location! Just a level 2 minute walk from the centre of this vibrant small town, this 'nearly new' bungalow gives you the best of both worlds - the charm and character of being at the heart of this historic town combined with the convenience of a modern low-maintenance property.

Construction of 7 Alder View was completed at the end of 2020 and the property has been under a single ownership since new. The home is light and bright, with a large contemporary kitchen-diner which opens on to the spacious rear garden. The airy living room is located at the front of the home, providing some separation from the kitchen area. The principal bedroom looks over the rear garden and has room for a superking bed, and the roomy second bedroom to the front of the property along with a stylish shower room rounds out the living accommodation.





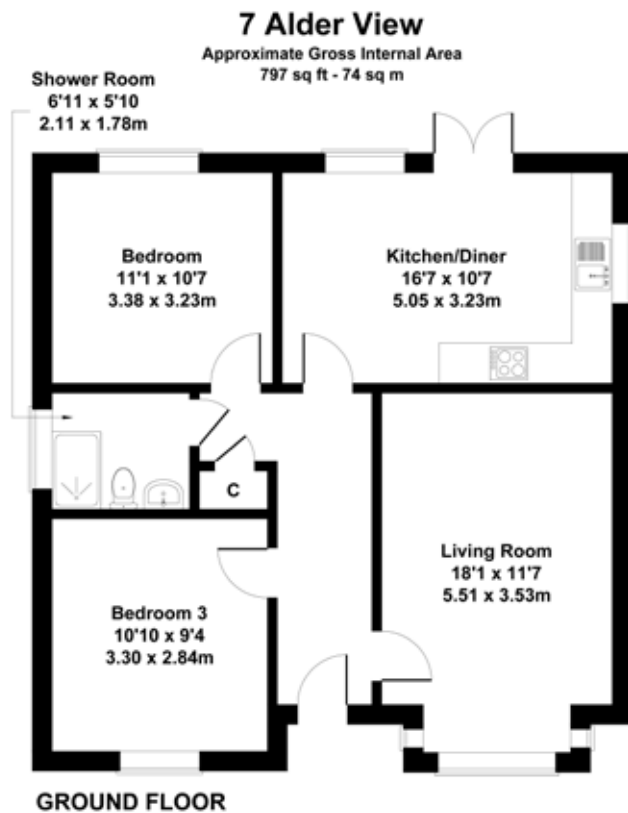


## Outside

The outdoor space here is perfectly setup for entertaining or alfresco dining - french doors lead from the kitchen-diner out on to the decked and paved patio with built in bench seating. There is an area of generally level lawn beyond the patio, large enough for kicking a ball around, or perhaps setting up some raised beds for the keen gardener. A small shed at the side of the garden is perfect for storing tools or garden toys. The property is at the edge of this development, and the garden is bordered at the rear by mature trees giving shade and additional privacy in the spring and summer months.

A pedestrian gate at the side of the property leads to the driveway where there is parking for two cars. To the front of the home, a small landscaped area of shrubs and bushes gives plenty of kerb appeal year round, and the dropped kerb and ramp to the front door ensures easy access for those with mobility challenges.





Not to Scale. Produced by The Plan Portal 2025  
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## Location

The property is just a short walk from the heart of the popular town of Hatherleigh, one of the smallest towns in Devon, with traditions including a November carnival with flaming tar barrel runs! There are a Co-op store, a range of independent shops, a well-regarded cafe and two established pubs. There is a vet and doctors surgery as well as a great primary school. The town is about seven miles from Okehampton (bus connection available), which has three supermarkets, primary and secondary schooling, and rail connection to Exeter and onward to the main Penzance to Paddington line. The north coast at Bude is only a 30 minute drive away.

## KEY INFORMATION

	2 Bedrooms		EPC Rating: C (75)
	1 Bathroom		Council Tax Band: C
	1 Reception Room		Tenure: Freehold
	Driveway Parking for 2 Cars		Broadband: Ultrafast (FTTP)
	Not Listed		Indoor - Limited Outdoor - Likely <small>(per Ofcom)</small>
	Heating: LPG		Lateral living, Step-free access, dropped kerb
	Utilities: Mains electricity, water & drainage. Bulk LPG		
	Restrictions: Some noted, see title		
	Easements, Wayleaves: Referred to in title		
	Public Rights of Way: None		
	Flooding: None known		
	Notable Construction Materials: None known		
	Building Safety Concerns: None known		
	Mining Area: No		
	Planning Permission / Proposed Developments: None known		

## Miller Town & Country powered by eXp

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### VIEWING:

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