



6 HOOPER CLOSE  
GUIDE PRICE £350,000

Light & Bright 4 Bedroom Detached House  
HATHERLEIGH

MILLER TOWN & COUNTRY  
exp UK





- » Detached 4 Bedroom House
- » Light and Bright Throughout
- » Large Reception Spaces
- » Enclosed Rear Garden
- » Private Drive and Garage
- » Walking Distance to Town's Amenities

## The Property

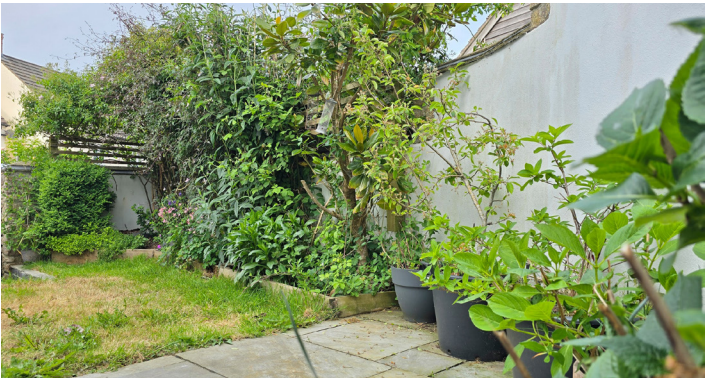
This 2007 Millwood Homes 4 bedroom detached house has so much to offer! A front porch opens into the central hallway, and to the left is a spacious kitchen / diner, while to the right is the large living room with a bay window to front and patio doors to the rear leading to the garden. Both of these rooms span from front to rear of the house and are flooded with natural light from the dual aspect glazing. Upstairs are four bedrooms, the primary one being en suite, and the bathroom. Due to their popularity, these homes rarely change hands, and this one is only the third 4 bed to come to the open market over the past 5 years! If you have been waiting to own one of these lovely homes, this is your chance!

## Outside

A paved pathway provides access to the front door, and continues on to neighbouring properties, a great playground and then connects up with the local footpath network. The footpath network offers circular countryside walks, and the centre of Hatherleigh can be reached on foot in under 10 minutes. To the front of the property is a small lawned front garden, and to the rear is an enclosed garden with patio and lawn. Adjacent to the rear garden is private driveway parking for one car, and there is a garage with a single up and over door that widens to the rear providing ample space to store all of your toys!



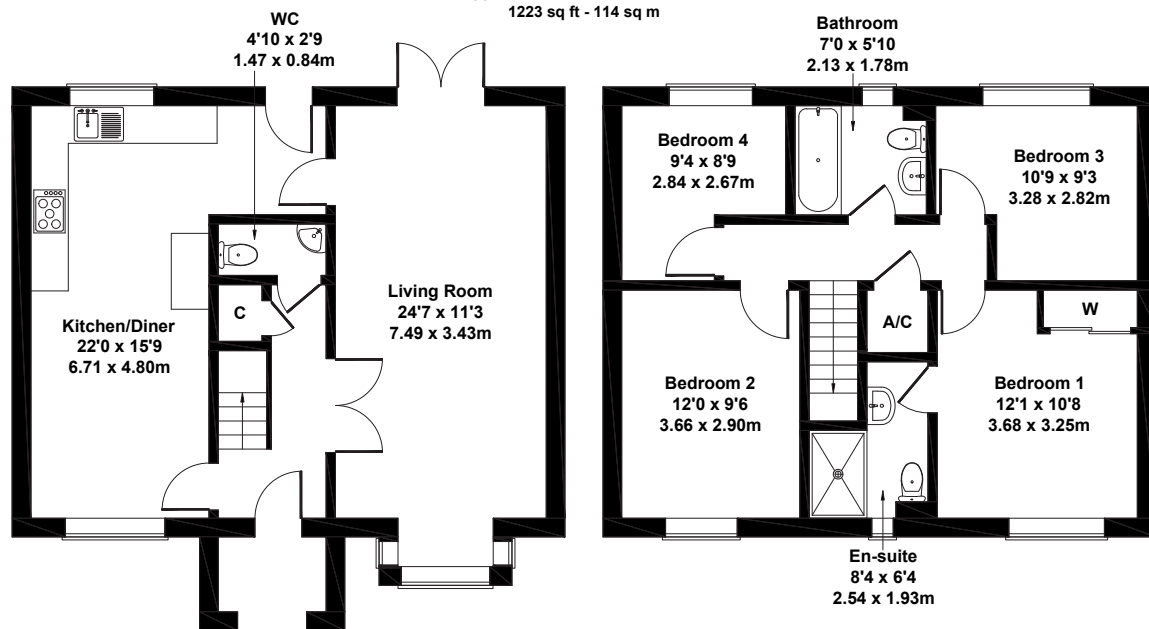






## 6 Hooper Close

Approximate Gross Internal Area  
1223 sq ft - 114 sq m



GROUND FLOOR

FIRST FLOOR

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

The property is in the popular town of Hatherleigh on a quiet close at the end of the estate. Hatherleigh is one of the smallest towns in Devon, with traditions including a November carnival with flaming tar barrel runs! Amenities include a Co-op store, a range of independent shops, a well-regarded cafe and two established pubs. There are also 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. Outdoor pursuits are in abundance with Dartmoor, north Coast beaches, woodlands, lakes and rivers all a short drive away.

## KEY INFORMATION

	4 Bedrooms		EPC Rating: TBD
	2 Bathrooms		Council Tax Band: D
	2 Reception Rooms		Tenure: Freehold
	Private drive and garage		Broadband: FTTC (Per Ofcom)
	Not Listed		Mobile Signal: Indoor likely outdoor likely (Per Ofcom)
	Heating: LPG (Bulk LPG for estate)		Not suitable for wheelchair users
	Utilities: Mains electric, water and drainage		
	Restrictions: No business use, no causing nuisance, no buildings in front garden, no caravans, no livestock or poultry		
	Easements, Wayleaves: None known		
	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		

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01837 54080 | okehampton@millertc.co.uk

www.millertc.co.uk

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



### VIEWING:

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

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