



2 FARMERS WAY
OFFERS OVER £315,000

Superb 2/3 Bed Detached Bungalow in Quiet Cul De Sac
HATHERLEIGH

MILLER TOWN & COUNTRY
exp UK



- » Versatile Detached Bungalow
- » Deceptively Spacious
- » Beautifully Presented
- » Large Conservatory to Rear
- » Level Gardens
- » Ample Parking
- » Close to Town/Amenities

The Property

This delightful bungalow is wonderfully bright and light with a generous reception hall, off which is a spacious sitting room. Across the rear of the property is an open plan kitchen/dining/living space which currently incorporates what would have been bedroom three, this could easily be sub divided again if required. There is a modern fitted kitchen and off this is a lovely conservatory extension which overlooks the level landscaped gardens. There is one double bedroom and a shower room/WC on the ground floor and on the first floor a further principle bedroom with an en-suite bathroom which has been enhanced by a window in the gable to create a bright room. The bungalow was completed in 2022 and has the remainder of a 10 year NHBC certificate.

Outside

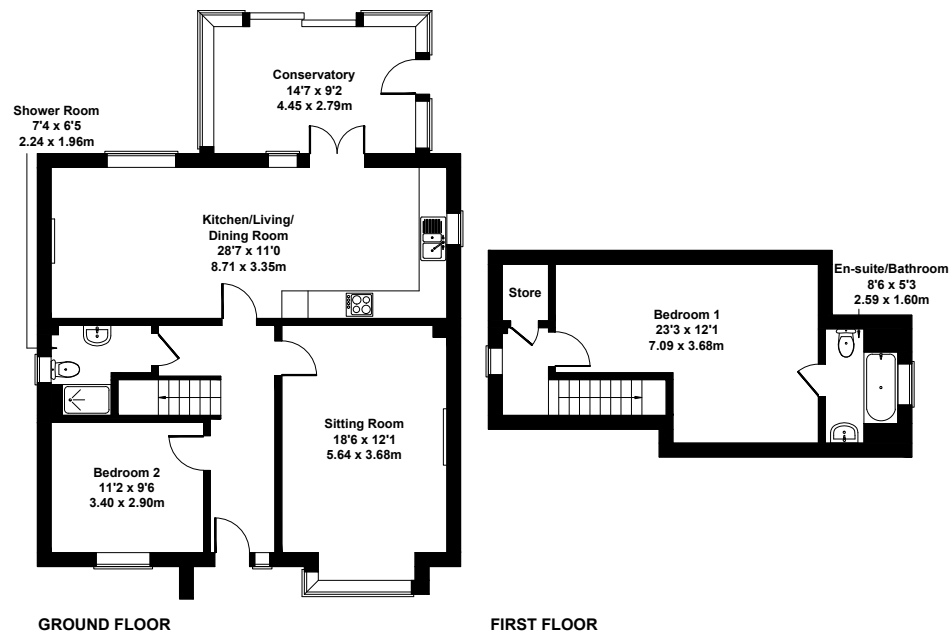
To the front is a low maintenance area of garden and gently ramped paved path to the front door. To the side is a private drive for two to three cars and as this property is at the end of a cul de sac of only two properties, there is also parking to the front. To the rear and side is a good size lawn and directly to the rear is a large paved patio. To the left is a raised bed and further flower beds. There is a good size shields timber shed/ workshop.





2 Farmers Way

Approximate Gross Internal Area
1276 sq ft - 119 sq m



Not to Scale. Produced by The Plan Portal 2025
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Location

Situated in a quiet cul de sac, the bungalow is only a few minutes walk from the town centre which offers a small CO-OP supermarket, vets, doctors, two public houses and a wonderful church which dates back to medieval times. Hatherleigh offers easy access to Okehampton and the A30 corridor about 6 miles away as well as the other neighbouring towns of Torrington and Holsworthy and the north coastal town of Bude is just 22 miles away offering sandy beaches and coastal walks.

AGENTS NOTE: Originally designed as a three bedroom, the third bedroom currently forms part of an extended kitchen/living/dining room but a simple stud wall and a new door would easily re-create the third bedroom if required - or the sitting room could be used as a third bedroom.

KEY INFORMATION

- 2 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Parking for 2-4 cars
- Not Listed
- Heating: LPG
- Utilities: Mains electric, water and drainage.
- Restrictions: None known
- 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
- EPC Rating: C (76)
- Council Tax Band: D
- Tenure: Freehold
- Broadband: FTTP *Per Ofcom
- Mobile Signal: Variable to good *Per Ofcom
- Ramp access with level plot

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VIEWING:

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