



Underhills, Park Road, Hatherleigh, EX20 3JS

Guide Price **£325,000**

Underhills, Park Road

Hatherleigh, Okehampton

- Wonderful detached bungalow in town edge location
- 2 double bedrooms plus office
- Generous plot adjoining fields
- Level parking and garden
- Dining room and conservatory
- Modern kitchen and shower room
- Converted garage (could be reinstated by purchaser)
- No chain

Underhills is a beautifully presented detached bungalow set on the edge of Hatherleigh, offering peace, privacy, and generous living space with countryside views. The town has a lot to offer (see below) and would really suit someone looking to make the most of village life but whilst retaining some peace and quiet.

This delightful home features comfortable and generous room sizes, double glazing and with no chain, is ready to move into. There's two spacious double bedrooms which are served by a modern shower room. The kitchen has also been updated and offers plenty of storage and working space with a range of integrated appliances. The living room can be found at the front and we love the flexibility of the separate dining room which can be opened up into the conservatory, ideal for entertaining.





The former garage (attached to the side) has been converted to provide a store at the rear and an office at the front. The window and wall could be removed and this space reverted to a garage if a new owner chooses to do so.

The bungalow sits on a level plot with private off-road parking and easy access. The garden has areas of lawn and well stocked beds with pathways. The garden is a real feature of the home with ample space to make it into something rather special. The property is offered with no onward chain, ensuring a straightforward and speedy move for the right buyer.

Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band D – West Devon

Approx Age: 1960's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Electric heating

Listed: No

Conservation Area: Yes

Tenure: Freehold

EPC : E



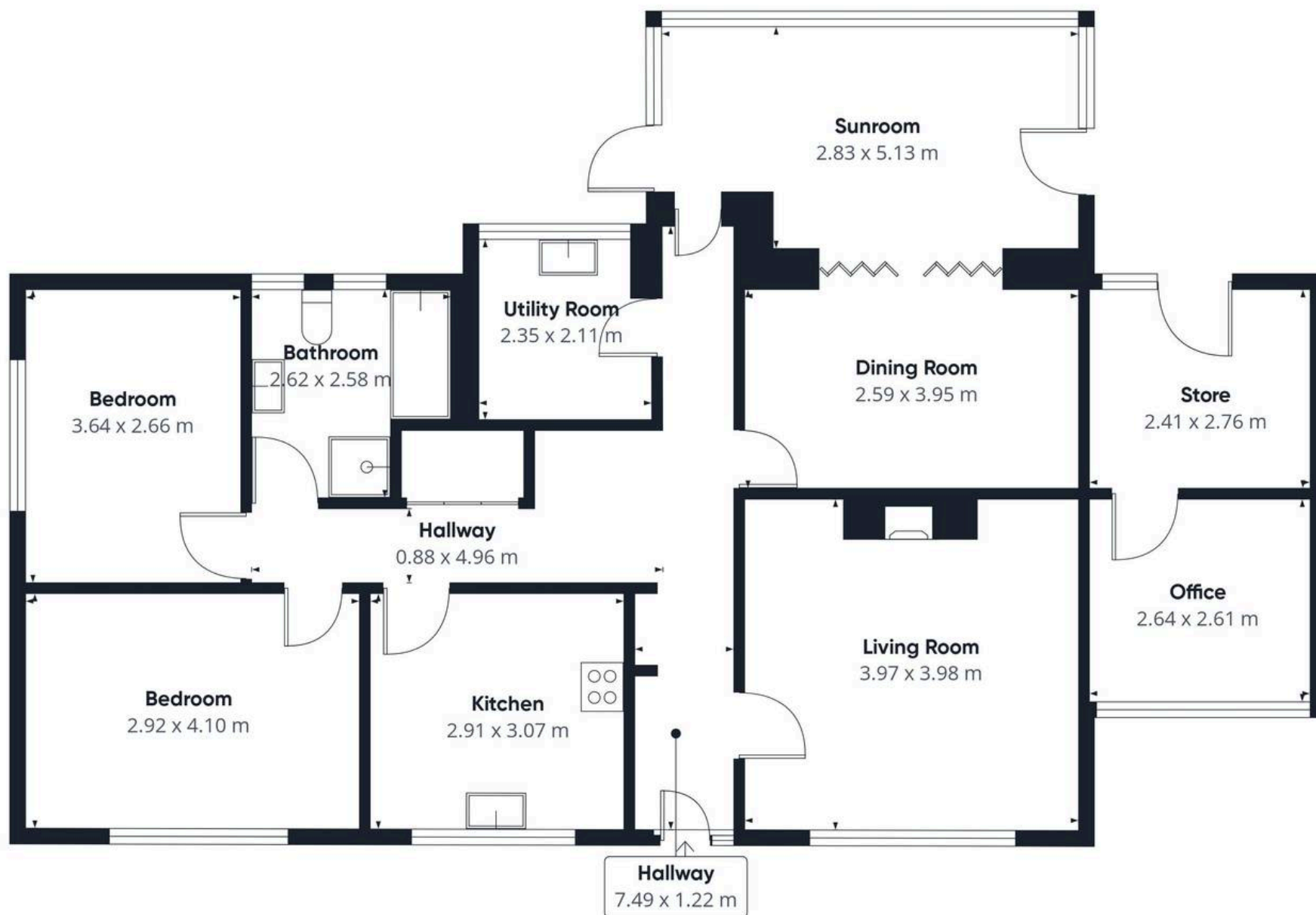
Hatherleigh, often acclaimed as Devon's smallest town, offers an exceptional blend of community spirit, countryside charm, and practical amenities. Nestled beside the River Lew and surrounded by 400+ acres of ancient moorland, it lies equidistant between Dartmoor and the North Devon coastline. Transport links are strong: bus services connect with Okehampton, Exeter, Holsworthy, Bideford and Crediton; the nearby reopened Okehampton station on the Dartmoor Line offers hourly services to Exeter and onward to London.

The town caters well to day-to-day needs, boasting independent shops including a butcher, café, hair salons, craft outlets, a Coop convenience store, petrol station, veterinary surgery, medical centre and post office. Schooling is centred on the well-regarded Primary School and older children attend secondary and further education in nearby Okehampton and beyond. Residents enjoy an active social life with two welcoming pubs (The George and Tally Ho), weekly Tuesday pannier market selling local produce, and town-wide traditions such as an arts festival in July, a fireside carnival in November and the Ruby Run half-marathon in June. The community centre hosts clubs—Hatherleigh Silver Band, history society, dance/exercise classes, toddler groups, bowls, cricket, football, amateur dramatics, and monthly senior/social gatherings.

DIRECTIONS : For sat-nav use EX20 3JS and the What3Words address is [///turkey.vest.hydratn](https://www.what3words.com/addr/turkey.vest.hydratn) but if you want the traditional directions, please read on.

From the roundabout on the A386, take the road towards the town onto Bridge Street and proceed up the hill. Bear right at The George Inn and then next right into Park Road. Follow for approx. 200m and the driveway will be found on your right.





Approximate total area⁽¹⁾
109.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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