



Tytherley House



Town Centre 0.1 Miles, Okehampton 7.5 Miles, Exeter 32 Miles.

A deceptively spacious six bedroom family home, suitable for dual occupation, home with an income or alternatively returning to one large family home, set in large gardens with no ongoing chain.

- Two Individual Three Bedroom Homes
- Two Kitchens And Three Reception Rooms
- Six Bedrooms And Three Bathrooms
- Off Road Parking
- Large Garden (0.21 acres)
- Income Potential
- No Chain
- EPC Band E
- Council Tax Band B
- Freehold

Offers In The Region
Of £340,000

SITUATION

Situated within the heart of the old town of Hatherleigh. The town offers a traditional range of amenities including supermarket, shops, art gallery and cafe, together with post office and garage/supermarket. There are two public houses, a primary school, health centre, veterinary surgery and community market. There are various sporting facilities together with an excellent modern community hall. The larger town of Okehampton has an excellent range of shops and services, three supermarkets including a Waitrose and a range of locally and nationally owned shops and businesses. The town has a modern state of the art hospital, leisure centre and schooling from infant to A-level standard. From Okehampton there is direct access to the A30 dual carriageway providing a direct link west into Cornwall, or East to the cathedral and university city of Exeter, with its M5 motorway, main line rail and international air connections. The countryside around Hatherleigh is well known for its riding, walking and sporting facilities with fishing on the Torridge and walking and riding on the Tarka Trail and Granite Way. The north and south coasts of Devon and Cornwall are easily accessible with delightful beaches and attractive coastal scenery.

DESCRIPTION

A deceptively spacious six bedroom family home situated within this favoured Devon town. The property has been rented out over many years and comes to the market for the first time in generations. The property currently comprises of two individual three bedroom houses, which would be suitable for dual occupation, home with an income or alternatively returning to one large family home. Double gates at the side of the house. open to cobbled parking area (suitable for smaller vehicles). The rear garden is large for a town property with the total plot extending to 0.21 of an acre with a useful workshop and store. The property is offered with no ongoing chain.

ACCOMMODATION

34 MARKET STREET

Front entrance door to ENTRANCE HALL; Staircase to first floor, understairs storage cupboard, doors to, SITTING ROOM: Tiled fireplace, window to front elevation, lift to bedroom one. DINING ROOM: Window to rear garden, fitted cupboard and airing cupboard with hot water cylinder and shelving, tiled fireplace. Door to KITCHEN: Range of timber wall/base cupboards and drawers with work surfaces over, space for electric cooker double glazed door and windows to rear garden. SHOWER ROOM: A fully tiled wet room comprising electric shower unit with screen

door, WC, wash basin and heated towel rail.

FIRST FLOOR LANDING: Double glazed window to rear, doors to BEDROOM 1: Corner lift to ground floor sitting room, night storage heater. Window to front. BEDROOM 2: Window to front, night storage heater. BEDROOM 3: Window to rear aspect. BATHROOM: Panelled bath, WC, pedestal wash basin

36 MARKET STREET

Side entrance door to INNER LOBBY: staircase to the first floor, doors to, LIVING ROOM: Window to front elevation. KITCHEN/DINING ROOM: Range of base cupboards with worktops over and inset sink and drainer. Matching wall cupboards over. Former fireplace recess, fitted cupboard and understairs storage cupboard. Double glazed window to rear. Door to UTILITY ROOM: Fitted worktop with plumbing and space for washing machine below, glazed door to garden.

FIRST FLOOR LANDING: Access to loft space, doors to: BEDROOM 4: Window to front aspect. BEDROOM 5: Window to front aspect. BEDROOM 6: Window to rear garden. BATHROOM: Pedestal wash basin with electric strip light over, panelled bath with electric shower over. WC, opaque window to rear. Airing cupboard with hot water tank and linen shelving.

OUTSIDE

Double gates from Market Street open to a covered cobbled parking area for 2/3 vehicles (small vehicles only). Adjacent to the rear is a workshop, store and shed. With a further external WC adjoining the rear of No 34. Immediately adjoining the house is an area of courtyard with adjoining patio areas. A central path leads through lawned areas with mature flower/shrub borders and mature trees with views back over the town and countryside. The plot in total extends to 0.21 of an acre.

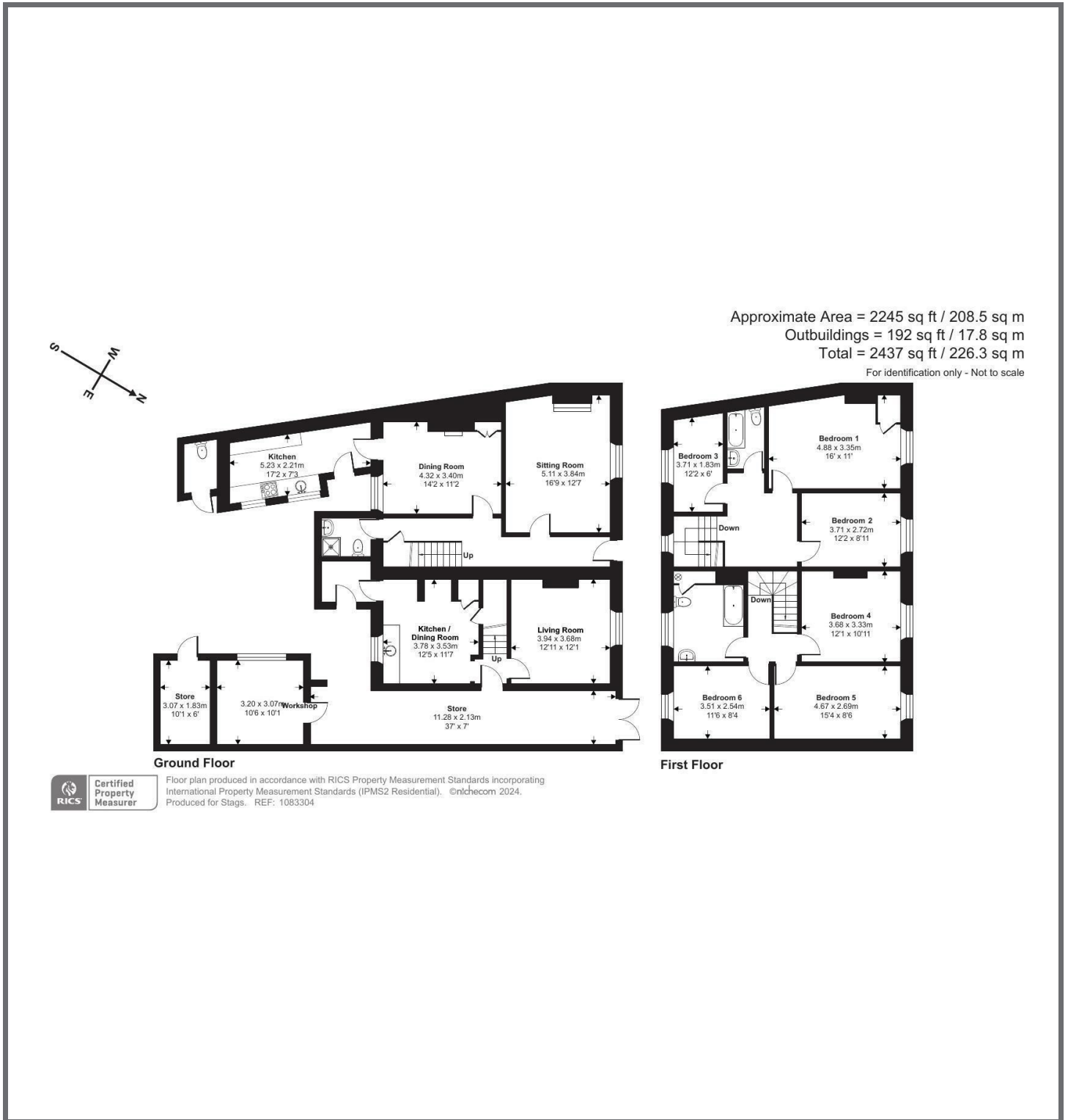
SERVICES

Mains electricity, water and drainage. Part oil fired centrally heated.

DIRECTIONS

From Okehampton proceed for approximately 7 miles, taking the A386 to Hatherleigh. Upon reaching the roundabout on the edge of Hatherleigh, take the third exit right into the town onto Bridge Street. Follow the road along and into Market Street passing the Tally Ho Public House on your right hand side. As you get towards the top of hill and just before a left hand corner (opposite Park Road) the property will be found upon your right identified by a Stags for sale board.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			73
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

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