



1 Hatches Cottages

1 Hatches Cottages, Merton, Okehampton, Devon, EX20 3DT



Okehampton 14 Miles. A30 16 Miles.

A charming chain free, two bedroom semi-detached Grade II listed cottage with gardens.

- Two Bedroom Semi-Detached Cottage
- Grade II Listed
- Garden
- Council Tax Band B
- Freehold
- EPC Band E

Guide Price £225,000

SITUATION

The property sits on the outskirts of the popular rural village of Merton with easy access to the A386, linking North Devon and Okehampton. Merton is well known for its large village square flanked by a number of period houses and cottages, together with parish church. Facilities include a primary school, local inn and superb modern village hall with excellent sports and community facilities. The village itself is surrounded by rolling typically Devon countryside, the Torridge valley being famous for its connection with Tarka the Otter and the well known Tarka Trail with walking and cycling runs close to the village. There is easy access to the market towns of Great Torrington and Bideford to the north and Hatherleigh and Okehampton to the south. From Okehampton there is direct access to the A30 dual carriage way providing a direct link to Exeter with its M5 motorway, main line rail and international air connections. The Dartmoor National Park is accessible at Okehampton whilst the north coasts of Devon and Cornwall have delightful beaches and attractive coastal scenery.

DESCRIPTION

Located on the edge of the popular Devon village of Merton, is this charming Grade II listed two bedroom semi-detached cottage. The property is offered with no ongoing chain and currently comprises of an entrance porch opening to an entrance hall, with access to a kitchen/breakfast room and sitting room with open fireplace. The first floor offers two bedrooms and a bathroom. Outside there is good sized area of garden and timber garden shed.

ACCOMMODATION

Open fronted PORCH with timber entrance door to ENTRANCE HALL: under stairs cupboard. Doors to, KITCHEN: Range of wall and timber base cupboards and

drawers with inset sink and drainer, Oil fired stove, dual aspect windows to front and side, space for washing machine, dishwasher and fridge freezer. SITTING ROOM: window to front overlooking the garden, open fireplace with stone hearth, further under stairs storage, exposed timber beams, staircase to first floor.

FIRST FLOOR LANDING: access to loft space, linen cupboard housing water cylinder, Doors to, BEDROOM 1: window to front aspect, exposed timber beams. BEDROOM 2: Window to front aspect, BATHROOM: Pedestal wash basin, low level WC, panelled bath, storage cupboard.

OUTSIDE

To the front of the property, there are cottage style gardens which wrap around to the side, largely laid to lawn with flower and shrub borders. There is a raised patio area, offering attractive views over the surrounding countryside and a timber GARDEN SHED. Provision for parking could be made, subject to the necessary consents, whilst opposite (not allocated) but previously used by former residents, is an area of off road parking.

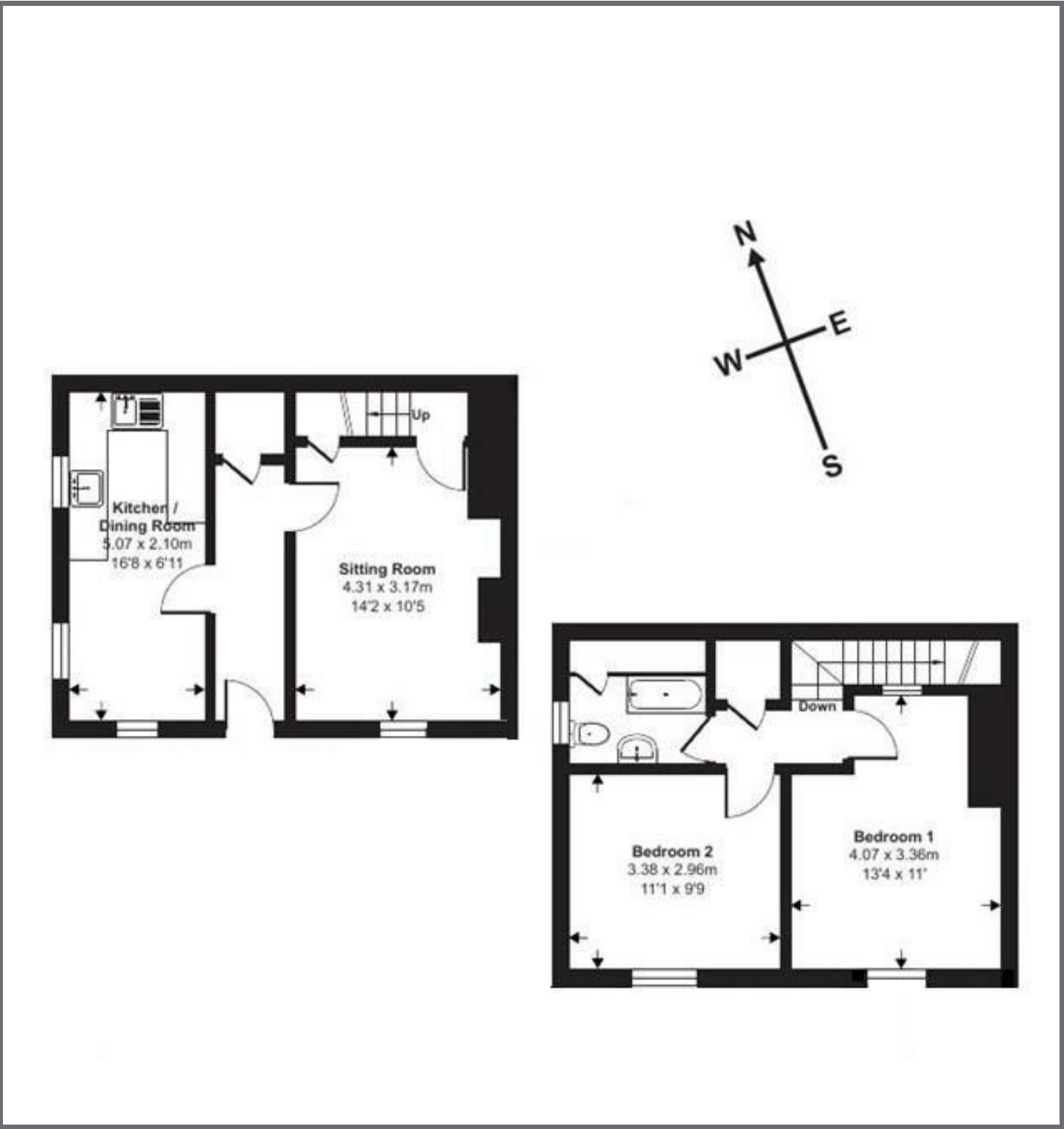
DIRECTIONS

For Satnavs: EX20 3DT. What3words: variations.spanners.news

SERVICES

Mains electricity, water and drainage. Broadband: Standard and Superfast likely to be available. Mobile Coverage: Likely to be available.





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 | | |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (49-54) E | | |
| (41-48) F | | |
| (35-39) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |

11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN

01837 659420

okehampton@stags.co.uk

stags.co.uk