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11 High Street

11 High Street, Hatherleigh, Okehampton, Devon, EX20 3JH



Town Centre 0.1 Miles, Okehampton 7.5 Miles. Exeter 31 Miles.

## A charming three storey 3/4 bedroom cottage with generous garden to the rear.

- Sitting Room
- Kitchen/Dining Room
- Study/Bedroom 4
- Three Further Bedrooms
- Family Bathroom
- Generous Garden
- Freehold
- Council Tax Band B
- EPC Band D

Guide Price £299,950



### 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 recreational 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 well presented 3/4 bedroom cottage situated within the heart of the old town of Hatherleigh. The property is set over three floors and is heated by oil fired central heating. The ground floor offers a cosy sitting room. together with a spacious kitchen/dining room. The rear lobby/utility room opens to the garden and to a useful multi purpose room at the rear suitable for a study or ground floor bedroom. The first floor offers two double bedrooms and a large well fitted bathroom. with a further bedroom located on the second floor. A particular feature of the cottage is the generous garden to the rear, suitable for a keen gardener.

### ACCOMMODATION

Via front door to ENTRANCE PORCH: Fitted coat hooks, door to SITTING ROOM: Dual aspect windows, feature inglenook fireplace and cloam oven (not currently used), staircase to first floor, door to KITCHEN/DINING ROOM: Range of wall and base cupboards with worktops over and inset sink and drainer. Space for range style cooker and 'American style fridge/freezer. Dual aspect windows, one with window seat, space for dining table, understairs storage area. REAR LOBBY/UTILITY ROOM: Plumbing and space for washing machine, wood flooring, window and door opening to the rear garden. STUDY/BEDROOM 4: A versatile room with window to garden and wood flooring.

FIRST FLOOR LANDING: Staircase to second floor, doors to BEDROOM 1: A light dual aspect room with views across the town, exposed floorboards. BEDROOM 2: Window to side aspect, exposed floorboards, fitted cupboard. FAMILY BATHROOM: A generous bathroom with panelled bath and mains fed shower over and screen door. Vanity wash basin, WC and chrome heated towel rail. Shelved linen cupboard, wood flooring, window to rear.

SECOND FLOOR BEDROOM 3: Window to side aspect with views across the town. Access to eaves storage space,

### OUTSIDE

Immediately to the rear of the property, is a paved area with outside tap and external oil fired boiler. From here steps lead up to a well kept lawned area, bordered by mature flowers, shrubs and bushes. Beyond is a further paved and decked seating and barbecue area. A gate from the garden opens up to a further area of garden, which is currently utilised as a wildflower garden, but could easily become a vegetable garden if required.

### SERVICES

Mains electricity, water and drainage. Oil central heating. Broadband Coverage: Superfast available upto 80 Mbps (Ofcom). Mobile Coverage: all providers good indoor and outdoors (Ofcom).

### DIRECTIONS

For SAT NAV purposes the postcode is EX20 3JH. what3words slipped.trade.supported

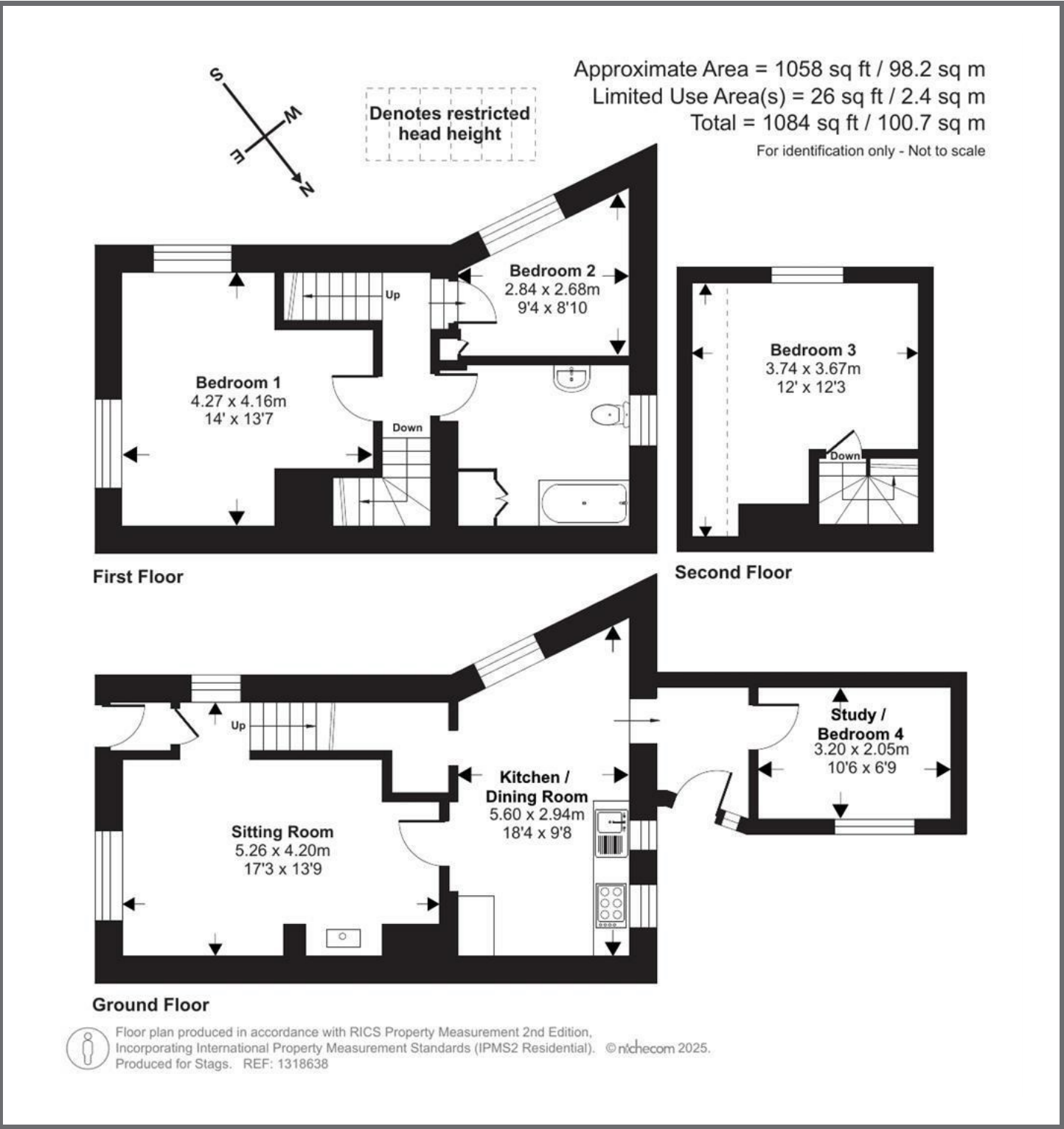
### AGENTS NOTE

The vendors pay a peppercorn rent of £1 per year for access over the adjoining forecourt for the chapel, for temporary unloading/loading, access to the garden etc.









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		
(31-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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