



3 Stoneybrook Rise

3 Stoneybrook Rise, Bridge Street, Hatherleigh, Devon, EX20 3DY



Town Centre 0.1 Miles, Okehampton 7 Miles, Exeter 32 Miles.

A chain free, four bedroom detached home with garden, garage and parking.

- Open Plan Kitchen/Dining/Living Room
- Bathroom And Cloakroom
- Four Bedrooms (One En Suite)
- Garage And Parking
- Gardens
- No Chain
- Close To Town Centre
- Freehold
- Council Tax Band D
- EPC Band C

Guide Price £355,000



SITUATION

Stoneybrook Rise is a modern development of just three detached homes, built around 2103, tucked behind the fire station and close to the garage/convenience store and primary school. 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, health centre, veterinary surgery and community market. There are various sporting facilities together with an excellent modern community hall. Whilst within easy walking distance is the local play and skate park. 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. From Okehampton there is a popular train station which connects to Exeter and beyond, there is also 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

The property is one of three detached homes on this small development. The house benefits from double glazing and an air source heat pump system with underfloor heating throughout. In addition, the property has rain water harvesting supplementing the supply for WC's and clothes washing, saving on water costs. The ground floor offers a hallway, which serves a cloakroom and a spacious open plan kitchen/living/dining room with French doors to the garden. The first floor offers four bedrooms (one with en suite) and a family bathroom. Further benefits include a garage, an allocated parking space and gardens.

ACCOMMODATION

Front door to ENTRANCE HALL: Staircase to first floor. Doors to, CLOAKROOM: WC, pedestal wash basin, opaque window to side. LIVING/DINING ROOM: A light and spacious room which is open through to the kitchen area. Corner wood burning stove on slate hearth. Hardwood sliding/folding French doors to the rear garden. Further window to rear. Understair cupboard with points for underfloor heating. The KITCHEN AREA is open to the living/dining room creating a superb open plan living area. Extensive range of wall/base kitchen cupboards and drawers in graphite with brushed

steel fittings and granite worksurfaces over. Inset sink and drainer. Range of fitted appliances including inset induction hob with brushed steel extractor hood over. Siemens electric oven, microwave and dishwasher. Integral washing machine, tumble drier and fridge/freezer. Window to front aspect.

FIRST FLOOR LANDING: Access to roof space which is boarded with light, doors to, BEDROOM 1: A spacious room with window to front enjoying an attractive rural aspect across neighbouring fields. EN SUITE: Large shower cubicle with glazed screen. and thermostatically controlled shower unit, pedestal wash basin, WC. window to front aspect. BEDROOM 2: Dual aspect windows with rural views. BEDROOM 3: Window to rear aspect. BEDROOM 4 Window to rear. BATHROOM: Bath with mixer shower tap and glazed shower screen. Pedestal wash basin, WC, built in airing cupboard having hot pipes and underfloor heating controls.

OUTSIDE

The property is approached from the road via a private driveway serving the three properties on the development. A tarmac drive leads to an integral GARAGE: Double doors to front, two windows to side aspect and pedestrian door to rear garden. Large built in cupboard with pressurised hot water cylinder. An allocated parking space is situated opposite. To the front of the property there are areas of lawn and flower beds, together with a strip of garden to the left of the private driveway. To the rear is a small enclosed lawned garden with a number of trees and gravelled areas to the side of the house. A paved path leads to the rear garage and side gate. Externally mounted air source heat pump supplying underfloor heating system. External water tap.

SERVICES

Mains electricity, metered water and mains drainage. Air source pump heating and rain water harvesting
Mobile Coverage: EE, 02, Vodafone good outdoor, variable in home. (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.
Broadband Coverage: Ultrafast upto 1800 Mbps. (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

DIRECTIONS

For SAT NAV purposes, the postcode is EX20 3JA
what3words incomes.crossword.work

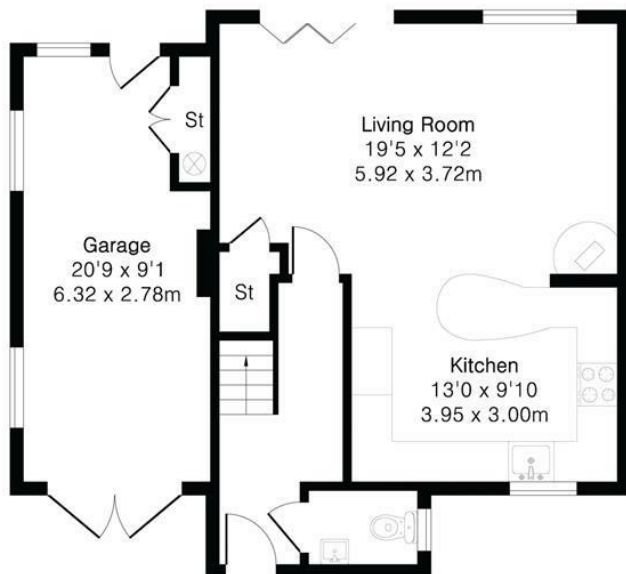


Approximate Gross Internal Area 1159 sq ft - 108 sq m (Excluding Garage)

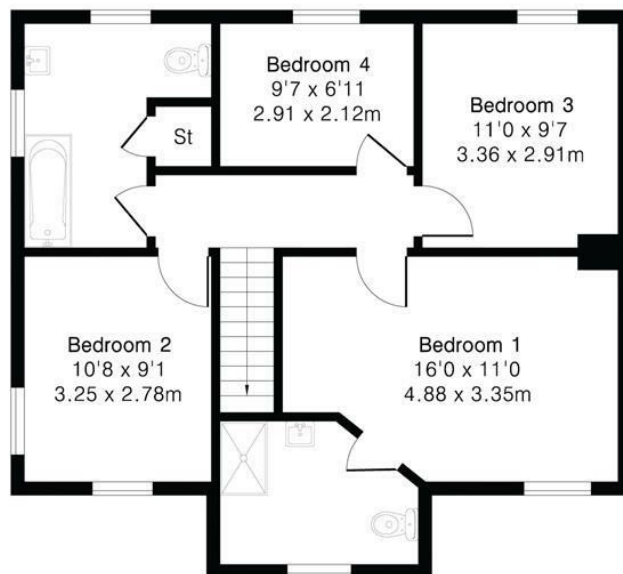
Ground Floor Area 473 sq ft – 44 sq m

First Floor Area 686 sq ft – 64 sq m

Garage Area 189 sq ft – 18 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			88
(81-91) B			
(69-80) C		75	
(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

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