



7 MORRIS CLOSE  
OFFERS OVER **£250,000**

Impressive 3 Bed Home with Recent Extension, Hatherleigh

 3 Bedrooms

 1 Bathroom

 2 Reception Rooms

 EPC Rating: D (56)

MILLER TOWN & COUNTRY  
exp UK





- » Spacious and Bright 3-Bedroom Home
- » Cleverly Designed Recent Extension
- » Excellent Condition Throughout
- » Enclosed Rear Garden
- » Located in a Quiet Cul De Sac
- » Garage & Private Driveway
- » Short Walk to Town's Amenities
- » Easy Access to Beautiful Countryside

## The Property

This lovely 3 bedroom home has a lot to offer its new owner! The house was extended by the current owners to create a second reception room, third bedroom and a large family bathroom, and the result is superb.

On the ground floor are the tidy kitchen, large living room, separate dining room and the integral garage with utility area. Sliding doors from both the living room and dining room open onto the private rear garden.

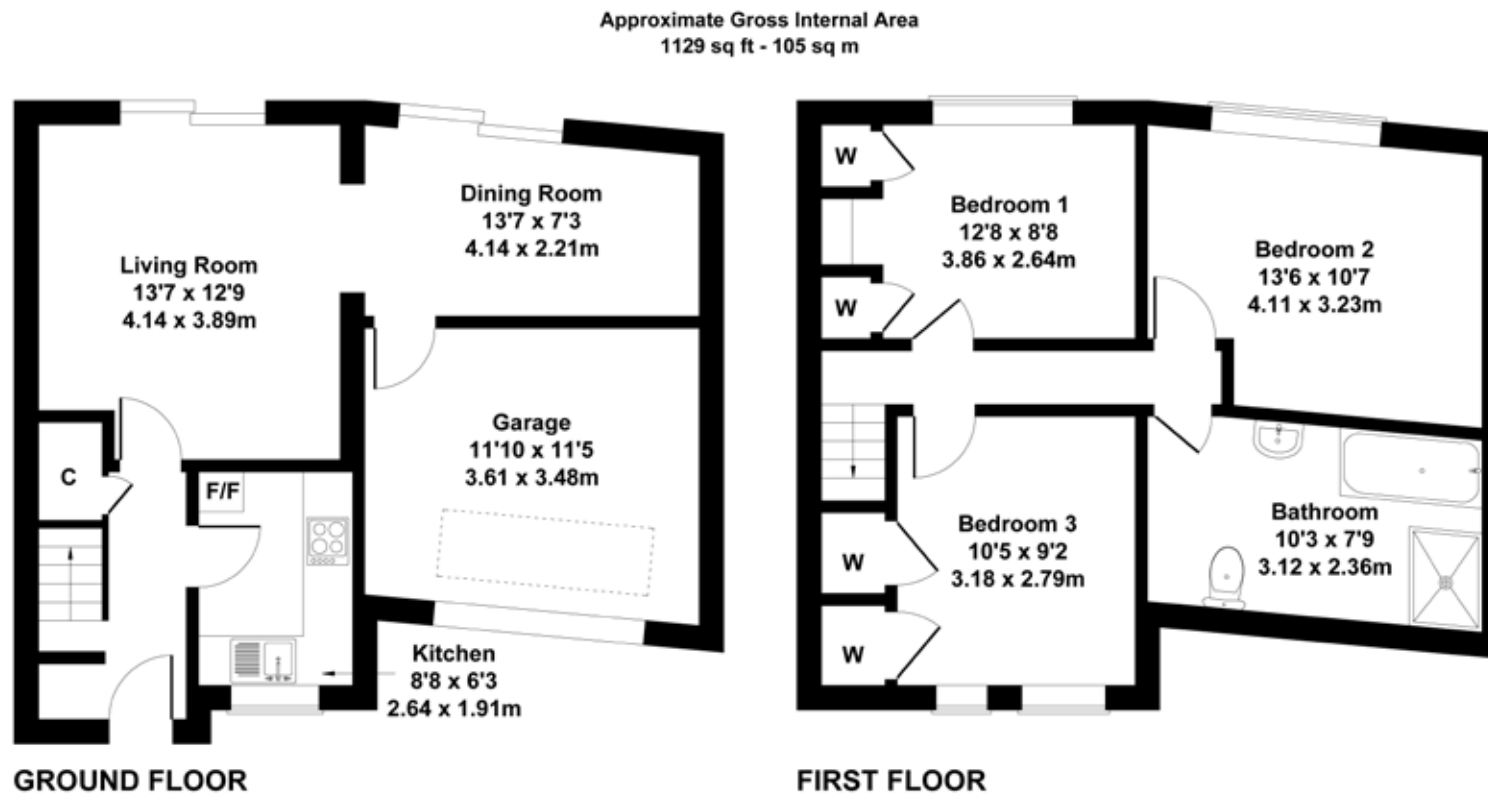
Upstairs are 3 double bedrooms and the high spec family bathroom with separate bath and shower. The property has been maintained to a high standard and is ready for the new owner to move in and enjoy from day one.

## Outside

Lawned front garden. Enclosed rear garden with Wendy house. Private drive with parking for 2+ cars.

Garage 11'10" x 11'1"





Not to Scale. Produced by The Plan Portal 2023  
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**Agent's Note:** This title (as with others in neighbourhood) is noted to contain certain restrictions - buyers are advised to review title (available upon request).

## Ground Floor

Kitchen 6'3" x 8'8"

Living Room 12'9" x 13'7"

Dining Room 13'7" x 7'3"

## First Floor

Bedroom 1 12'8" x 8'8"

Bedroom 2 13'6" x 10'9"

Bedroom 3 9'2" x 10'5"

Bathroom 10'3" x 7'9"

## Location

The property is just a short walk from the heart of the popular town of Hatherleigh, one of the smallest towns in Devon, with traditions including a November carnival with flaming tar barrel runs! There is a Coop store, a post office, an independent cafe and two established pubs as well as two hair salons. The doctors' surgery and vet in town provide medical care for family and pets, and there is an Ofsted rated "Good" primary school. The town is about seven miles from Okehampton (bus connection available), which has three supermarkets, primary and secondary schooling, and rail connection to Exeter. The north coast at Bude is a less than 40 minute drive away.

**Services:** Mains electricity, water and drainage. Economy 7 heating & newly installed log burner.

**Broadband:** Superfast. **Mobile coverage:** likely outside, limited inside (per Ofcom)

**Council Tax Band:** B

**Tenure:** Freehold





Miller Town & Country Powered by eXp UK

01837 54080

2 Jacob's Pool House, 11 West Street,  
Okehampton, Devon, EX20 1HQ

okehampton@millertc.co.uk | www.millertc.co.uk



#### VIEWING:

Strictly through the vendor's sole agents  
Tavistock 01822 617243  
Okehampton 01837 54080

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