



## 4 Vicks Meadow, Hatherleigh, EX20 3DB

Guide Price £200,000

## 4 Vicks Meadow

Hatherleigh, Okehampton

- 3 Bedroom property
- Centrally located in the town
- Enclosed rear garden
- 2 Parking spaces
- Short walk to amenities
- uPVC double glazing
- No onward chain!

Set in the centre of Hatherleigh, this three-bedroom home offers straightforward, comfortable living with the convenience of shops, pubs and local services all within an easy walk.

Inside, the layout is practical and easy to manage. The main living space has a pleasant, natural light, while the kitchen provides good storage and workspace with room to organise day-to-day routines without feeling crowded. Upstairs, three bedrooms offer flexibility for family life, guests or a home office, depending on need.

The property benefits from uPVC double glazing and electric heating, providing low-maintenance efficiency throughout.

Outside, the enclosed rear garden is designed to be secure and manageable, with space for seating or a small amount of planting without demanding extensive upkeep. There is parking for two vehicles – a useful feature in such a central position.





The sale is not dependent on a further purchase, allowing for a smoother move when the time is right. Overall, this is a well-located home that places everyday amenities within walking distance while remaining easy to look after and enjoy.

Please see the floorplan for room sizes.

Current Council Tax: Band B – West Devon 2025/26 – £1971.74

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80Mbps

Drainage: Mains drainage

Heating: Electric heating

Listed: No

Conservation Area: Yes

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.



Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

**HATHERLEIGH** is an ancient West Devon market town first recorded in 981 as a Saxon settlement named Haegporn Leah or Hawthorn Glade. Over time, the town prospered from the local woollen trade and in 1220 a license to hold a market in the town was first granted by Henry III. Today, the market, now known as Hatherleigh Community Market, has a new, purpose-built venue and is a regular Tuesday fixture attracting shoppers from far and wide with its fresh produce and crafts. The small town lies where the River Lew meets the River Torridge and offers something for everyone, be it sports, outdoor-pursuits, crafts, or arts. In fact, the popular, week-long Hatherleigh Festival is a celebration of the town's rich arts and crafts scene. Country-side lovers can make full use of the town's wonderful footpath network, many of the walks take in views of Dartmoor or meander alongside the River Lew.

On hand for day-to-day needs, there are a range of independent shops, cafes, and pubs as well a good-sized Co-op, a medical centre, a primary school (OFSTED Good), and a range of sports clubs. For a wider-range of shops and larger supermarkets, Okehampton lies six-miles to the South. From here hourly trains run to Exeter and, while Hatherleigh has a regular bus service connecting the town with other towns far and wide, Okehampton also offers easy access to the A30 and then the M5.





Floor 0



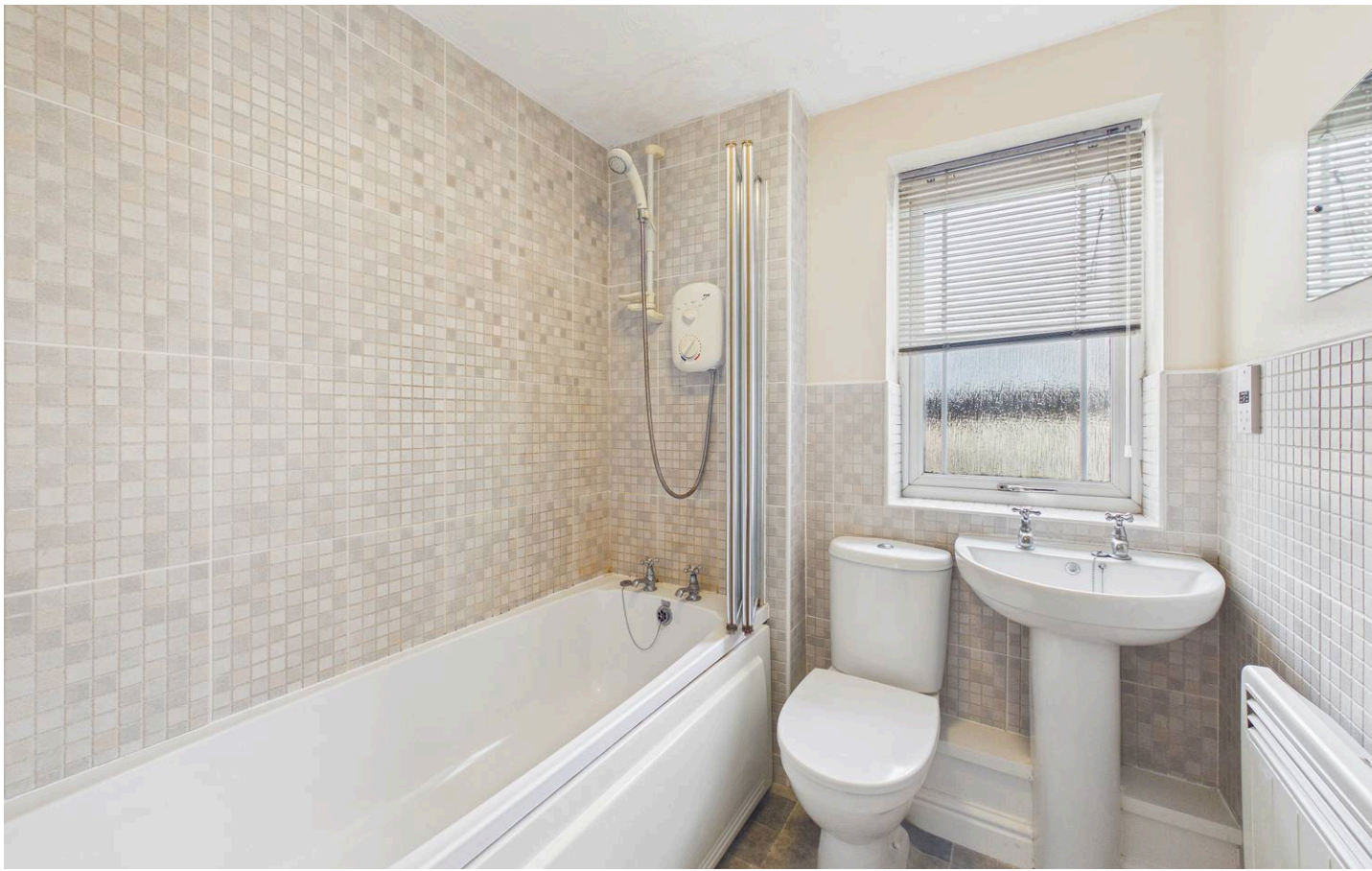
Floor 1

Approximate total area<sup>(1)</sup>  
53.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





DIRECTIONS : From the A386 take the turning into the town centre on Bridge Street, bear around to the left and take the next left turn in front of the shop. Take the next left turn onto Vicks Meadow and the property can be found on the left marked with a Helmores board.

For Sat Nav: EX20 3DB

What3Words: ///blissful.nowadays.tubes





## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.