

HATHERLEIGH AUCTION GUIDE PRICE £70,000



Ideal First Time or Investment Purchase in the Town Centre

-  1 Bedroom
-  1 Bathroom
-  1 Reception Room
-  EPC Rating E (53)

- » No Onward Chain
- » Perfect Investment / First Time Purchase
- » Open Plan Living
- » Heart of Town Location
- » On Street Parking Nearby
- » Communal Drying Area

The Property

Great opportunity to purchase a spacious one bedroomed mid-terraced house. The property offers open plan living with the kitchen, diner and living area on the ground floor. On the first floor the bedroom is a generous size with a handy recess area - perfect for a wardrobe! To the right of the bedroom is the modern shower room. There is also a generous loft space, which subject to the necessary consents could be utilised as further accommodation. On-street parking is available on a first come first served basis and the property is set within a short level walking distance to the town centre itself.

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 are a Co-op store, a range of cafes and two established pubs. There is a vet and doctors surgery as well as a great 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 and onward to the main Penzance to Paddington line. The north coast at Bude is only a 30 minute drive away.

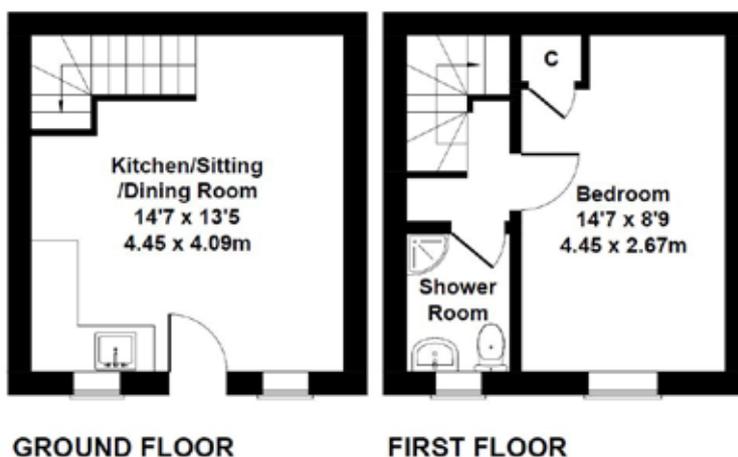
Services: Mains electricity, water and drainage.

Council Tax Band: A

Agents Note: The property benefits from access to a communal washing line in the courtyard.



Approximate Gross Internal Area
39 sq ft - 37 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Miller Town & Country | 01837 54080

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

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

