



6 Market Street, Hatherleigh, Okehampton, Devon EX20 3JN

A newly renovated three storey one bedroom home located in the popular town of Hatherleigh.

Okehampton 8 Miles A30 10 Miles Exeter 32 Miles

- Investment Opportunity
- Sitting Room
- Kitchen/Dining Room
- Bedroom with En-Suite
- Double Glazing
- Extensively Renovated
- No-Chain
- Council Tax Band-B
- EPC Band- F
- Freehold

Guide Price £150,000

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## SITUATION

The property is situated in the heart of the historic market town of Hatherleigh. The town has 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 riding, walking 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

Situated within the popular town of Hatherleigh is this deceptively spacious, three storey terraced property close to local amenities including The George Inn and Co-operative Supermarket. The property has been completely renovated to a high standard and in brief comprises, a modern kitchen/dining room on the ground floor, together with a cloakroom, to the first floor is a spacious sitting room, whilst to the second floor is a double bedroom with en-suite shower room. Heating is by means of independent wall mounted electric heaters and the property is double glazed. The property will appeal to those looking for their first home, a buy to let/airbnb investment, or holiday home. The property is offered with no ongoing chain and viewing is highly recommended.

## ACCOMMODATION

Front entrance door to ENTRANCE HALL: Stairs to first floor and door to KITCHEN/DINING ROOM: A light spacious room with range of wall mounted and base cupboards, integral electric oven with induction hob over and extractor unit above, sink and drainer, space and plumbing for machine and fridge freezer, large window to front, wall mounted electric heater. Door to CLOAKROOM: Comprising Wc, vanity wash basin, extractor fan.

FIRST FLOOR SITTING ROOM: Dual aspect windows to front, cupboard housing electric meters, wall mounted electric heater, staircase to SECOND FLOOR  
BEDROOM ONE: Window to front elevation, Velux window to rear, corner cupboard housing hot water heater, wall mounted electric heater, door to SHOWER ROOM: Pedestal wash hand basin, Wc, shower cubicle with electric shower, extractor fan.

## DIRECTIONS

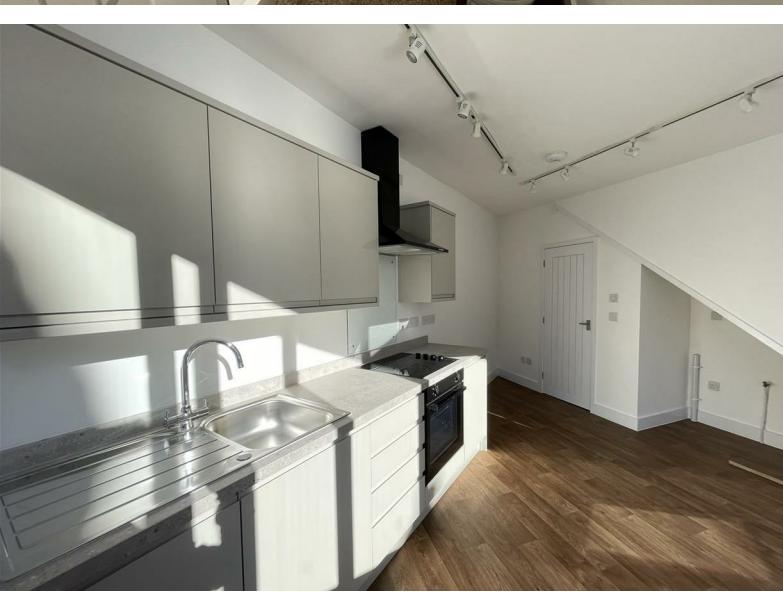
From Okehampton proceed for approximately 7 miles, taking the A386 to Hatherleigh. Upon reaching the roundabout on the edge of Hatherleigh, take the third exit right into the town onto Bridge Street. Follow the road up going past the Co Op supermarket on your left, the property can be found after a short distance on the right (opposite The George Inn) on the right hand side, identified by a Stags for sale board.

## SERVICES

Mains electricity, water and drainage.

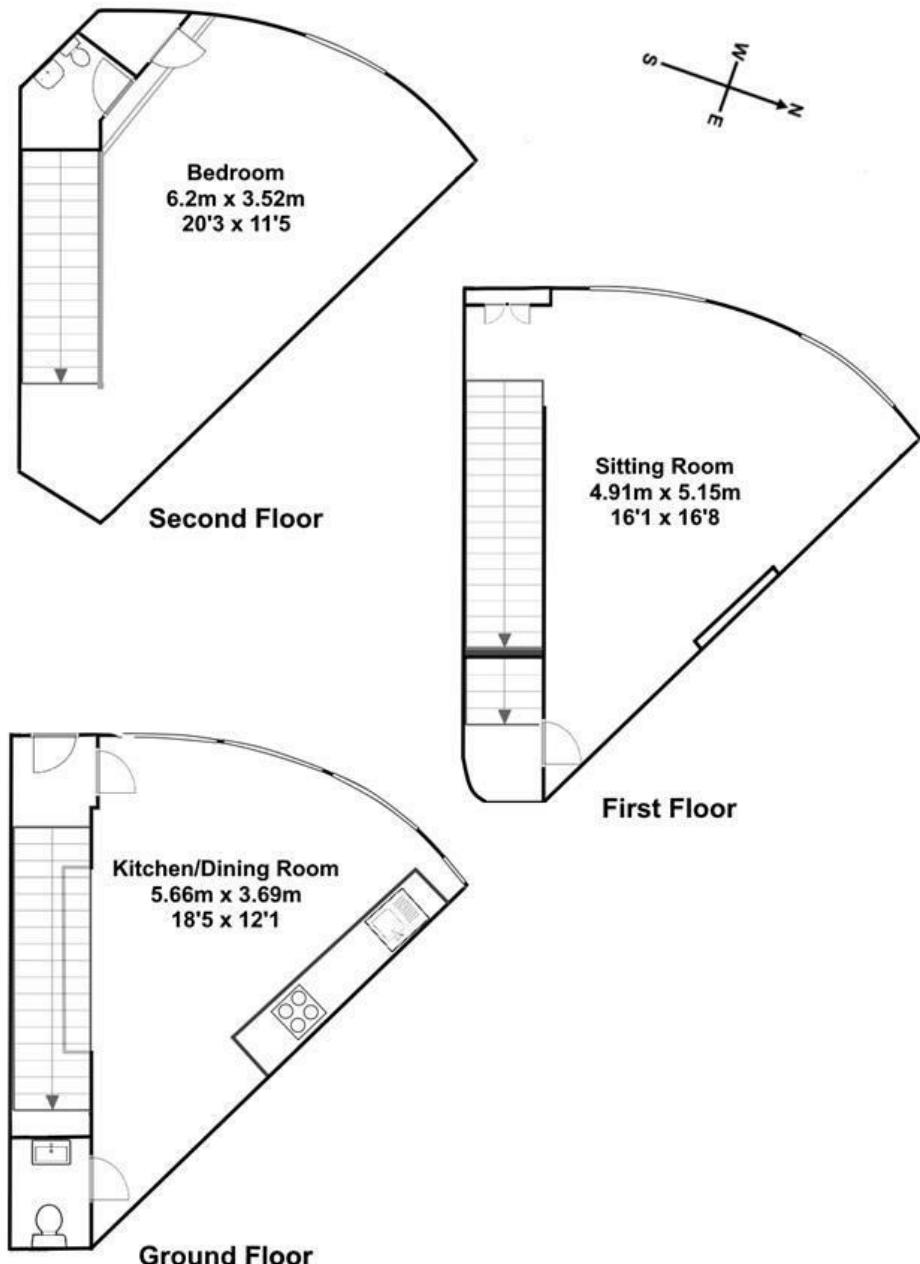
## RESIDENTIAL LETTINGS AND MANAGEMENT

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01837 659430



Approximate Area = 462 sq ft / 43 sq m

For identification only - Not to scale



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PROTECTED

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	27	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	