



mansbridgebalment

HATHERLEIGH

Guide £345,000





## 2 PARK ROAD

Hatherleigh, EX20 3JS

A Georgian period house situated in a well respected residential road within this popular market town

Original Features and Contemporary Modern Living

3 Bedrooms; 2 Receptions; Kitchen/Dining Room

South Facing Garden with Dartmoor Views and Summerhouse

No Onward Chain

**Guide £345,000**



**Unit 17 Charter Place,  
Red Lion Yard,  
Okehampton,  
Devon,  
EX20 1HN**

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### SITUATION AND DESCRIPTION

A fine Georgian period house, situated in a well-respected residential road, within the popular and well-served market town of Hatherleigh.

Hatherleigh is favoured for its interesting mix of period properties along its medieval streets, its active community and close proximity to Dartmoor, Hatherleigh Moor, the A30, both the North Devon, North Cornwall and South Devon coasts and the delightful surrounding countryside. The town enjoys a good range of local amenities including a variety of shops, pubs, restaurants, local businesses and a recently constructed community hall. There is a weekly market, well-respected Primary School, and a variety of sport and leisure activities, including thriving cricket, football and bowling clubs.

Hatherleigh is well connected with a regular bus service to Okehampton and Exeter and also to Bideford and Barnstaple.

Okehampton lies 8 miles to the south and offers a more extensive range of amenities. It sits on the northern edge of Dartmoor National Park and is approximately 30 miles from both the north and south Devon coasts. There are superb local beauty spots where one may enjoy walking, riding and fishing. The shopping area contains a bank and supermarkets, including Waitrose, as well as many interesting locally owned shops. Primary and secondary education is well catered for in local schools. The recreation ground and park contains, amongst other things, a covered heated swimming pool. Most sports are available including 18 hole golf course, squash courts, indoor rifle range and thriving rugby and soccer clubs.

An extremely well-presented Georgian house, built circa 1820, which has been lovingly improved in recent years by the seller, offering a blend of original character features along with modern contemporary living. The accommodation, which is spacious and light throughout, with high ceilings and large windows, briefly comprises of: entrance hall with Victorian Style flooring; sitting room with woodburner and window seat; dining room with fireplace and window seat; a high quality, family style kitchen/dining room with dining space and a range of integrated appliances including electric oven, induction hob, dishwasher and fridge; cloakroom and utility room, which houses a recently replaced Worcester Bosch oil-fired boiler.

To the first floor is a light, bright landing with doors to three bedrooms, with bedrooms one and two having magnificent vaulted ceilings, with original exposed timber A-frames. There is also a recently updated bathroom.

To the rear is a lovely, south-facing, enclosed garden, with a lovely sunny aspect and excellent views of Dartmoor. Small areas of lawn and gravel, along with a paved seating area where one can sit and enjoy the views. There is a well constructed Summerhouse and outside power points.

We are delighted to be offering this fine property as sole agents and viewing is essential to appreciate the quality. The property is offered with NO ONWARD CHAIN.





## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

### **GROUND FLOOR**

#### **HALLWAY**

#### **LIVING ROOM**

14' 2" x 11' 3" (4.32m x 3.43m)

#### **DINING ROOM**

14' 3" x 11' 9" (max)" (4.34m x 3.58m)

#### **KITCHEN/BREAKFAST ROOM**

20' 6" (max)" x 8' 3" (6.25m x 2.51m)

#### **W.C.**

#### **UTILITY**

7' 4" (max)" x 6' 7" (2.24m x 2.01m)

### **FIRST FLOOR**

#### **LANDING**

#### **BEDROOM ONE**

15' 0" (max)" x 13' 11" (max)" (4.57m x 4.24m)

#### **BEDROOM TWO**

14' 1" x 11' 11" (max)" (4.29m x 3.63m)

#### **BEDROOM THREE**

8' 1" x 7' 3" (max)" (2.46m x 2.21m)

#### **BATHROOM**

8' 2" x 7' 9" (2.49m x 2.38m)

## OUTSIDE

To the rear is a lovely, south-facing, enclosed garden, with a lovely sunny aspect and excellent views of Dartmoor. Small areas of lawn and gravel along with a paved seating area, where one can sit and enjoy the views. There is a well constructed Summerhouse and outside power points. Bordered by well maintained fencing and walling. Oil storage tank.



### **AGENTS NOTE**

The property is Grade II Listed.

### **SERVICES**

Mains water, mains drainage and mains electricity. Oil-fired central heating. Broadband.

### **OUTGOINGS**

We understand this property is in band ' B ' for Council Tax purposes.

### **VIEWING**

Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371.

### **DIRECTIONS**

For SAT NAV use, please use the property postcode EX20 3JS.

Upon entering the town of Hatherleigh, proceed through the town to the town square. Continue to the top of the hill and the turn right in to Park Road, whereupon the property will be found immediately on the right hand side.

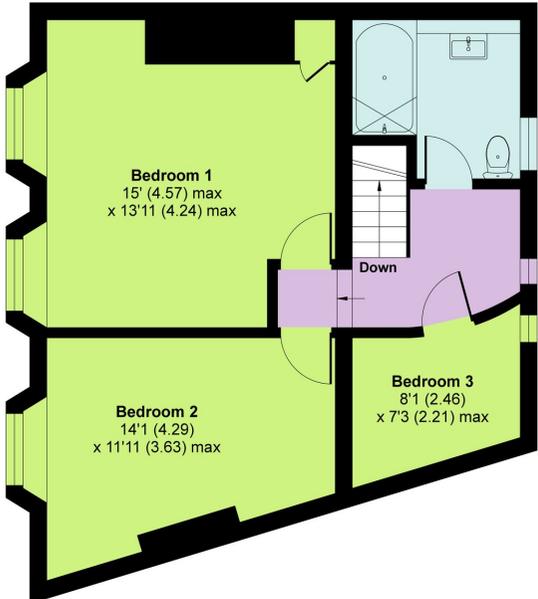




**Park Road, Hatherleigh, Okehampton, EX20**

Approximate Area = 1216 sq ft / 113 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Mansbridge Balmert. REF: 697354

BETTER **COVERAGE**, WIDER **CHOICE**  
MORE LOCAL OFFICES than any other Estate Agent in our **AREA** \*



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