



Bond
Oxborough
Phillips

Changing Lifestyles

15 Aish Park
Shebbear
Beaworthy
Devon
EX21 5QL

Asking Price: £375,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

15 Aish Park, Shebbear, Beaworthy, Devon, EX21 5QL



- DETACHED FAMILY HOME
- 2 RECEPTION ROOMS
- 4 BEDROOMS
- PRINCIPLE BEDROOM WITH WALK IN WARDROBE AND ENSUITE
- CLOAKROOM AND UTILITY ROOM
- INTEGRAL SINGLE GARAGE
- OFF ROAD PARKING
- FRONT AND REAR GARDENS
- SOUGHT AFTER VILLAGE LOCATION
- AVAILABLE WITH NO ONWARD CHAIN



Situated within the sought-after village of Shebbear, within walking distance of a range of local amenities and just a short distance from the renowned Shebbear College, 15 Aish Park is a spacious and well-positioned family home available with no onward chain.

Occupying a generous plot, the property benefits from a front garden and private driveway providing off-road parking for a couple of vehicles, together with an enclosed rear garden offering a safe and secure outdoor space.

The accommodation is both spacious and versatile, comprising a large and welcoming entrance hall, kitchen, separate dining room, and a generous living room. In addition, the ground floor provides a useful cloakroom, utility room with access to the rear garden, and an integral garage.

On the first floor are four well-proportioned bedrooms, including a principal bedroom with walk in wardrobe and en-suite shower room, together with a family bathroom serving the remaining bedrooms.



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The popular village of Shebbear is nestled amidst beautiful, unspoilt countryside and offers a range of everyday amenities, including a well-regarded primary school, village shop, popular public house, place of worship, and a mobile Post Office service. The renowned Shebbear College is also situated on the edge of the village.

The thriving market town of Holsworthy, with its Waitrose supermarket and wider range of amenities, lies approximately 10 miles away. The coastal resort of Bude, renowned for its sandy beaches and excellent surfing opportunities, is around 18 miles distant. The historic port and market town of Bideford is approximately 14 miles away, whilst Okehampton, the gateway to Dartmoor National Park and the A30 dual carriageway, is some 20 miles distant.

The vibrant Exeter, offering an extensive range of shopping, leisure and cultural facilities, together with mainline rail services, an international airport and access to the motorway network, is approximately 40 miles away.



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Internal Description

Entrance Hall - 12'8" x 5'1" (3.86m x 1.55m)

Kitchen - 12'2" x 9'2" (3.7m x 2.8m)

Dining Room - 11'6" x 11' (3.5m x 3.35m)

Living Room - 17'3" x 11'6" (5.26m x 3.5m)

Bedroom 1 - 11'7" x 11' (3.53m x 3.35m)

Ensuite Shower Room - 7'9" x 4'9" (2.36m x 1.45m)

Bedroom 2 - 11'11" x 10'3" (3.63m x 3.12m)

Bedroom 3 - 11'8" x 9'1" (3.56m x 2.77m)

Bedroom 4 - 10'2" x 9'2" (3.1m x 2.8m)

Bathroom - 7'5" x 5'9" (2.26m x 1.75m)

Cloakroom - 6'6" x 3'3" (1.98m x 1m)

Utility Room - 9'2" x 5'8" (2.8m x 1.73m)

Garage - 14'8" x 8'9" (4.47m x 2.67m)

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

EPC Rating - EPC rating E (52) with the potential to be D (61).

Council Tax Banding - Band 'D' (please note this council band may be subject to reassessment).

Agents Note - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

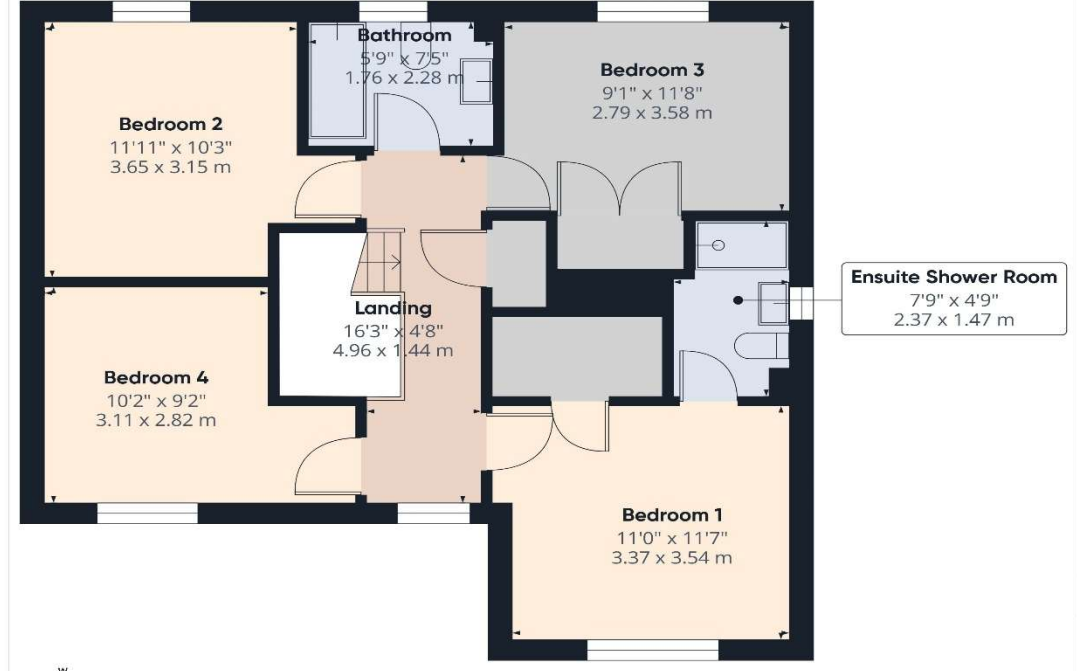
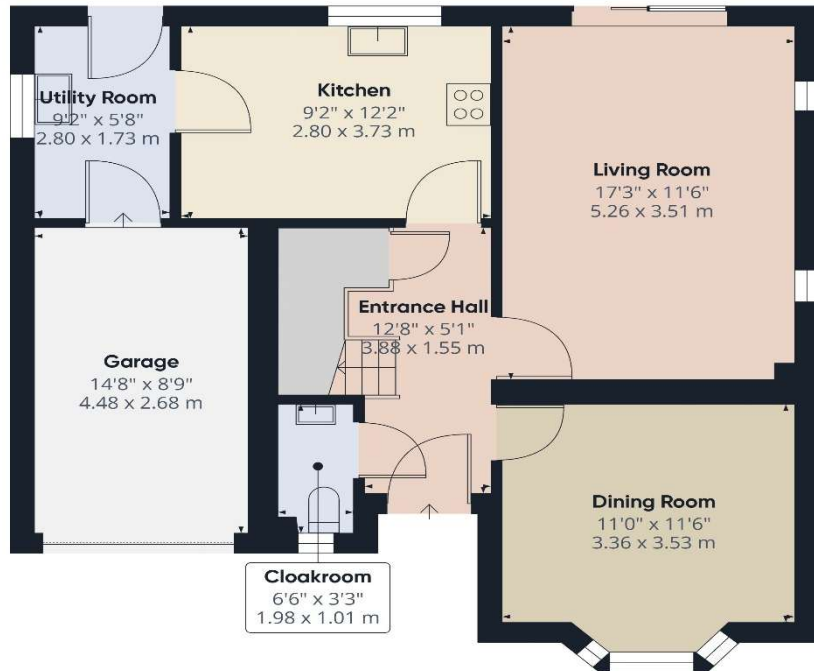
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Directions

From Holsworthy, proceed on the A3072 towards Hatherleigh. After approximately 4 miles, upon reaching Brandis Corner, turn left signposted for Shebbear. Continue along this road, ignoring the earlier turnings to Shebbear, until you reach Battledown Cross. Turn left towards Shebbear and continue for approximately 0.4 miles, where Aish Park will be found on the left-hand side.

Upon entering the development, follow the road around and No. 15 will be found on the right-hand side, clearly identified by a Bond Oxborough Phillips for sale board.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

We are here to help you find and buy your new home...

Albion House
4 High Street
Holsworthy

Devon

EX22 6EL

Tel: 01409 254 238

Email: holsworthy@bopproperty.com

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If you are considering selling or letting your home,
please contact us today on 01409 254 238 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
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for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	52 E	
21-38	F		
1-20	G		

