Bond Oxborough Phillips

Changing Lifestyles

12 Aish Park
Shebbear
Beaworthy
Devon
EX21 5QL

Asking Price: £350,000
Freehold







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holsworthy@boppproperty.com

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

- DETACHED BUNGALOW
- 2 RECEPTION ROOMS
- 3 BEDROOMS (1 ENSUITE)
- IN NEED OF MODERNISATION THROUGHOUT
- OFF ROAD PARKING FOR 2 VEHICLES
- INTEGRAL DOUBLE GARAGE
- CORNER PLOT WITH FRONT AND REAR GARDEN
- SOUGHT AFTER VILLAGE LOCATION
- AVAILABLE WITH NO ONWARD CHAIN







Nestled towards the end of a peaceful cul-de-sac within the highly sought-after village of Shebbear, 12 Aish Park presents a wonderful opportunity for buyers seeking a spacious detached bungalow with the potential to create a truly special forever home. Offering generous and versatile accommodation throughout, this well-positioned property is ideal for those looking to modernise and personalise a home to their own tastes and requirements.

Upon entering, you are welcomed by a spacious inner hallway which provides access to the bedroom accommodation on one side, whilst leading through to the principal living areas on the other. The main family bathroom is fitted with a bath, pedestal wash hand basin and low-level W.C.

The heart of the home is undoubtedly the impressive dual-aspect living room, flooded with natural light via windows to the side elevation and double glazed French doors opening directly onto the rear garden, creating a wonderful connection between indoor and outdoor living spaces. Adjacent to the living room is a generously sized dining room, perfect for entertaining family and friends, which in turn leads through to the large kitchen. Whilst requiring modernisation, the kitchen offers fantastic potential to create a superb contemporary space tailored to individual tastes.

Further practical benefits include a useful utility area with additional external access, alongside integral access into the substantial double garage. Complete with power and lighting, this versatile space would suit those seeking a workshop, hobby area or extensive storage.

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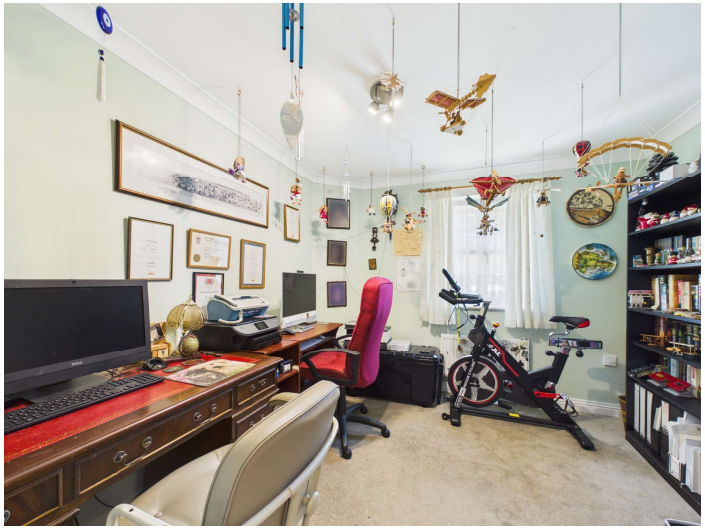


Situation

The friendly village of Shebbear lies amidst glorious unspoilt countryside, and offers a traditional range of village amenities including the well respected primary school, general stores, popular pub, place of worship, daily mobile Post Office etc. In addition the well known public school of Shebbear College is situated on the edge of the village. The busy market town of Holsworthy with its Waitrose supermarket is some 10 miles. Bude on the North Cornish Coast with its safe sandy surfing beaches is some 18 miles. The port and market town of Bideford is some 14 miles, whilst Okehampton, Dartmoor and the A30 dual carriageway is some 20 miles. The Cathedral and University City of Exeter with its motorway, rail and air links is some 40 miles distant.

Directions

From Holsworthy proceed on the A3072 Hatherleigh road and after 4 miles, upon reaching Brandis Corner, turn left signed Shebbear. Follow this road until reaching Battledown Cross (ignoring previous turnings to Shebbear), and turn left towards Shebbear. After approximately 0.4 miles Aish Park will be found on the left hand side, and upon entering Aish Park, No.12 will be found on the right hand side.





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Internal Description

Entrance Hall - 14'8" x 3'7" (4.47m x 1.1m)

Kitchen - 12'6" x 11' (3.8m x 3.35m)

Dining Room - 12'11" x 9'7" (3.94m x 2.92m)

Living Room - 18'2" x 11'7" (5.54m x 3.53m)

Bedroom 1 - 10'11" x 10'5" (3.33m x 3.18m)

Ensuite Shower Room - 8'4" x 7' (2.54m x 2.13m)

Bedroom 2 - 11'7" x 10'2" (3.53m x 3.1m)

Bedroom 3 - 10'2" x 10'2" (3.1m x 3.1m)

Bathroom - 7'5" x 5'7" (2.26m x 1.7m)

Utility Room - 9*'0'8" x 5'6" (9*'0.2m x 1.68m)

Double Garage - 17'1" x 16'9" (5.2m x 5.1m)

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

EPC Rating - The EPC Rating is TBC.

Council Tax Band - The council tax band for the property is currently a 'D' (please note this may be subject to re-assessment).

Agent Notes - 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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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.

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Changing Lifestyles

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

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Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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for a free conveyancing quote and mortgage advice.

