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Changing Lifestyles

30 Ackland Close
Shebbear
Beaworthy
Devon
EX21 5AZ

Asking Price: £235,000 Freehold

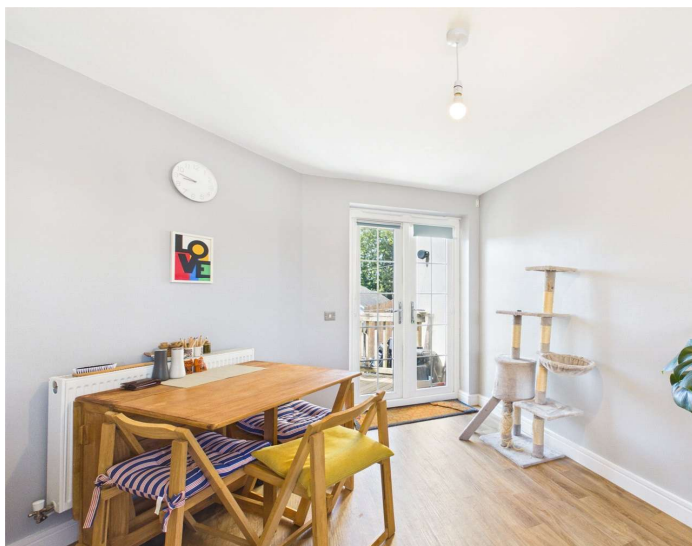


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01409 254 238
holsworthy@bopproperty.com

30 Ackland Close, Shebbear, Beaworthy, Devon, EX21 5AZ

- MID TERRACE HOUSE
- WELL PRESENTED THROUGHOUT
- 3 BEDROOMS (1 EN-SUITE)
- 1 RECEPTION ROOMS
- ALLOCATED OFF ROAD PARKING FOR 2 VEHICLES
- REAR GARDEN
- SOUGHT AFTER VILLAGE LOCATION
- PRIME LOCATION ON QUALITY DEVELOPMENT



Overview



A well-presented mid-terrace property within the sought after village of Shebbear, offering spacious and versatile accommodation arranged over two floors, making it an ideal home for families, first-time buyers or those looking for additional work-from-home space.

The ground floor features a welcoming entrance hall leading to a modern kitchen/diner and a comfortable living room. The property also benefits from a separate study, providing an ideal space for home working, along with a convenient downstairs WC.

To the first floor are three bedrooms, with the master bedroom benefiting from its own en-suite shower room. The accommodation is completed by a family bathroom.

Outside, the property boasts a private rear garden, which is accessible directly from both the living room and kitchen/diner via patio doors. The garden provides a great space for relaxing and entertaining with a decking and patio area. A gate at the bottom of the garden provides access to the parking area, where the property benefits from two allocated parking spaces.

An attractive and versatile home offering excellent living accommodation, a private garden and convenient allocated parking.

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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 just after 4 miles, upon reaching Brandis Corner, turn left signed Shebbear. Follow this road and the signs to Shebbear, and upon reaching Shebbear square take the right hand turning in front of the Devil Stone Inn whereupon after approximately 100 yards Ackland Close will be found on the right hand side. Turn right into the development and the entrance to 30 Ackland Close can be found on the right hand side.

What3Words - ribcage.skylights.waltzed



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Hallway - 12'8" x 6'8" (3.86m x 2.03m)

Bedroom 3 - 10'1" x 6'6" (3.07m x 1.98m)

Kitchen/Diner - 16'2" x 9'1" (4.93m x 2.77m)

Bathroom - 6'6" x 5'11" (1.98m x 1.8m)

Living Room - 16' x 9'6" (4.88m x 2.9m)

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

Study - 6'9" x 6' (2.06m x 1.83m)

EPC Rating - EPC rating C (76), with the potential to be B (91). Valid until November 2029.

WC - 5'3" x 5'2" (1.6m x 1.57m)

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

Landing - 9'9" x 9' (2.97m x 2.74m)

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.

Bedroom 1 - 11'11" x 9'9" (3.63m x 2.97m)

Ensuite - 8'9" x 5'11" (2.67m x 1.8m)

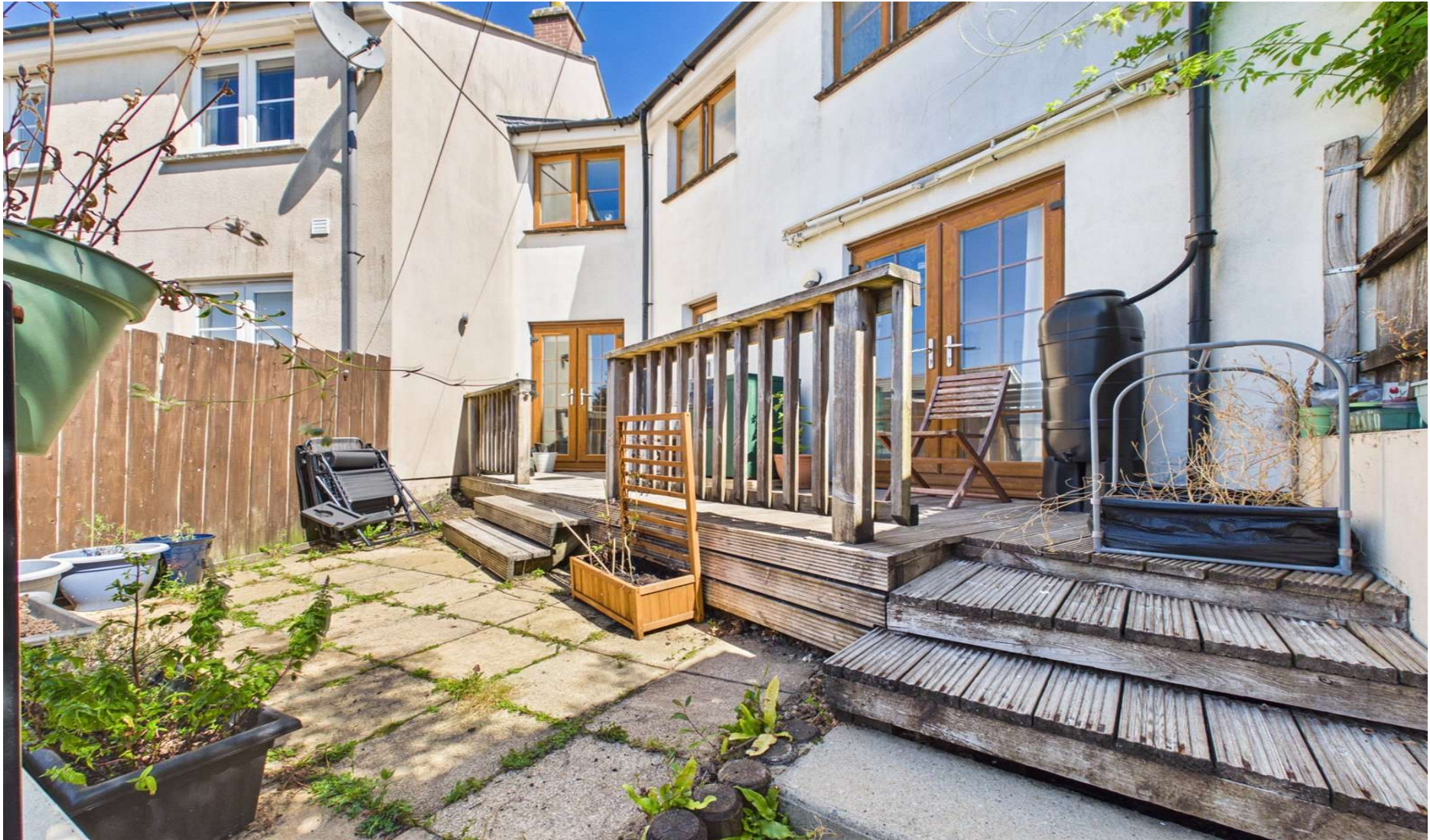
Bedroom 2 - 11'9" x 9'4" (3.58m x 2.84m)

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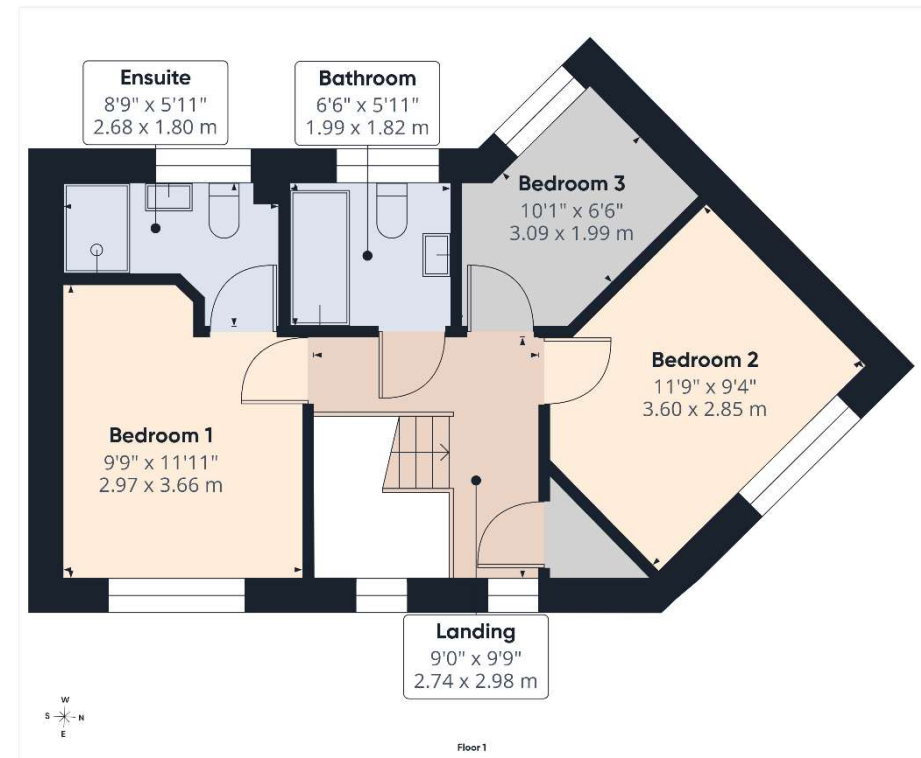
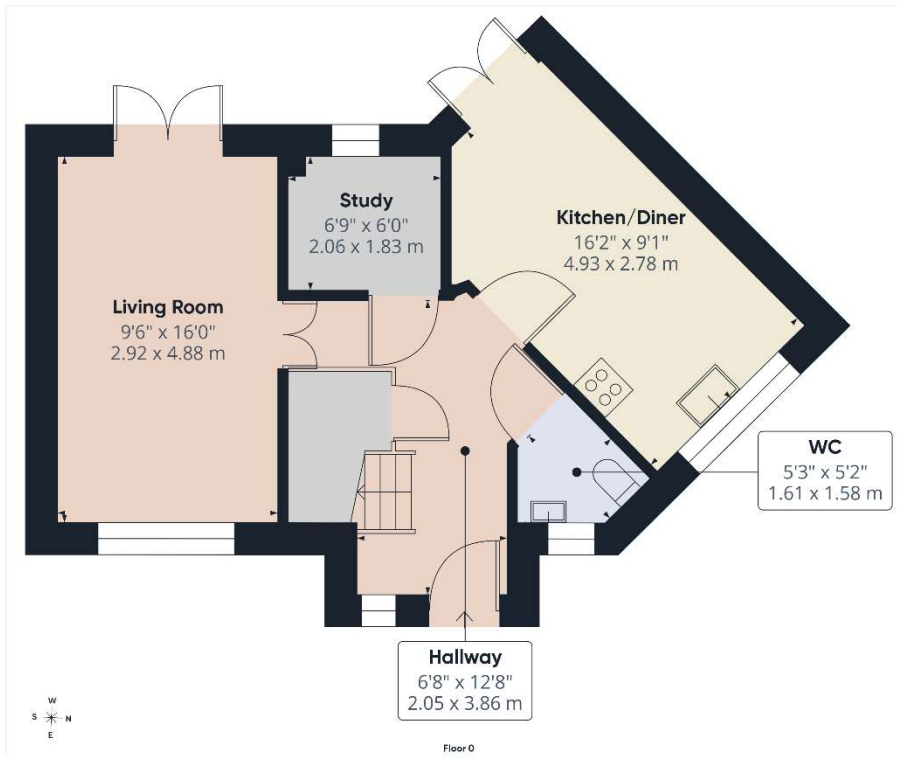
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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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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We are here to help you find and buy your new home...

Albion House
4 High Street
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Have a property to sell or let?

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
Phillips Sales & Lettings on

01409 254 238

for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

