



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

9 Aish Park  
Shebbear  
Beaworthy  
Devon  
EX21 5QL

**Asking Price: £570,000**  
**Freehold**



**Changing Lifestyles**

**01409 254 238**  
**[holsworthy@boproperty.com](mailto:holsworthy@boproperty.com)**

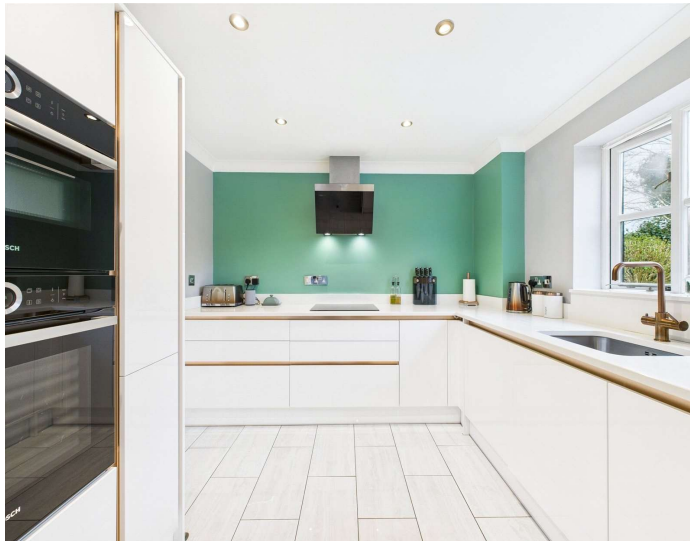
## 9 Aish Park, Shebbear, Beaworthy, Devon, EX21 5QL



- IMPRESSIVE DETACHED FAMILY RESIDENCE
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS AND VERSATILE ACCOMMODATION
- 5 BEDROOMS AND 3 RECEPTION ROOMS
- INTEGRAL DOUBLE GARAGE
- OFF ROAD PARKING FOR 2 VEHICLES
- GENEROUS PLOT, BACKING ONTO FIELDS
- WALKING DISTANCE TO RANGE OF AMENITIES
- SOUGHT AFTER VILLAGE LOCATION.
- EPC: TBC
- Council Tax Band:



**Bond Oxborough Philips are proud to be offering 9 Aish Park. This stunning detached family residence is situated in a sought after cul-de-sac within the popular village of Shebbear, being within walking distance to a range of amenities. The property itself offers immaculately presented, spacious and versatile accommodation throughout, complimented by a generous garden that backs onto open farmland. The property also benefits from off road parking for 2 vehicles and an integral double garage. An internal viewing is highly recommended to appreciate the condition and space that this property has to offer. EPC TBC.**



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## 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, Conintue through Aish Park and No.9 will be found at the end of the estate with a Bond Oxborough philips "For Sale" board clearly displayed.

## 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.



# Internal Description

## **Entrance Hall** - 11'3" x 10' (3.43m x 3.05m)

Grand entrance hall providing access to the living room, dining room, kitchen, cloakroom and study. Access to useful cupboard, perfect for hanging coats and storing shoes. Staircase leading to first floor landing. Window to front elevation.

## **Living Room** - 23'7" x 11'8" (7.2m x 3.56m)

A generous reception room with feature fireplace housing wood burning stove with decorative surround. Ample room for large sitting room suite. Bay window to front, 2 windows to side elevation and sliding doors leading to the garden. Twin internal doors providing access to the separate dining room.

## **Dining Room** - 12'5" x 9'9" (3.78m x 2.97m)

Feature bay window to rear elevation, enjoying views of the garden. Ample room for large dining table and chairs.

## **Kitchen/Diner** - 21'3" x 7'9" (6.48m x 2.36m)

A modern fitted kitchen comprising a range of base mounted units with work surfaces over, incorporating an inset wash basin with mixer tap and 4 ring electric hob and extractor over. Built in appliances include eye level double oven, dishwasher and wine cooler. Space for American style fridge/freezer. Breakfast bar. Windows to rear elevation, overlooking the garden. Internal door gives access to the utility room.

## **Study/Office** - 8'8" x 8'6" (2.64m x 2.6m)

Step up as an study/office by the current owners but would also be suitable for a variety of other uses including an additional ground floor bedroom or playroom. Window to front elevation.

## **Utility Room** - 7'8" x 5'8" (2.34m x 1.73m)

Fitted with base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer taps. Space for the oil fired boiler and plumbing for washing machine. Window to side elevation and external door to rear, providing access to rear garden.

## **Double Garage** - 17'9" x 17'11" (5.4m x 5.46m)

2 Manual up and over doors to front elevation. Power and light connected.

## **Cloakroom** - 7' x 3' (2.13m x 0.91m)

Fitted with a low flush WC and vanity unit with inset wash hand basin.

## **First Floor Landing** - 22'10" x 2'8" (6.96m x 0.81m)

Gives access to the 5 bedrooms, the family bathroom and loft hatch.

## **Bedroom 1** - 13'8" x 11'10" (4.17m x 3.6m)

Generous double bedroom with window to front elevation.

## **Dressing Room** - 4'9" x 3'2" (1.45m x 0.97m)

Wall to ceiling wardrobes.

## **Ensuite Shower Room** - 7'5" x 4'6" (2.26m x 1.37m)

Fitted with a large walk in shower cubicle with mains fed shower over, low flush WC, vanity unit with inset wash hand basin and heated towel rail. Frosted window to rear elevation.

## **Bedroom 2** - 9'9" x 9'8" (2.97m x 2.95m)

Large double bedroom with fitted wardrobes. Window to rear elevation, enjoying views of the garden and countryside beyond.

## **Ensuite Shower Room** - 7' x 3'10" (2.13m x 1.17m)

A three piece suite comprising large shower cubicle with mains fed shower over, low flush WC and pedestal wash hand basin. Frosted window to rear elevation.

## **Bedroom 3** - 11'10" x 10'9" (3.6m x 3.28m)

Double bedroom with window to front elevation.

## **Bedroom 4** - 11'1" x 8'5" (3.38m x 2.57m)

Double bedroom with window to front elevation.

## **Bedroom 5** - 9'2" x 9' (2.8m x 2.74m)

Double bedroom with window to rear elevation, enjoying views of the garden.

## **Family Bathroom** - 9'6" x 6'9" (2.9m x 2.06m)

# Internal Description

A fitted bathroom comprising a free standing bath, separate shower cubicle with mains fed shower over, concealed cistern low flush WC and adjoining vanity unit with inset wash hand basin. Frosted window to rear elevation.

**Outside** - The property is approached via its own tarmac drive, providing off road parking for 2 vehicles and gives access to the double garage and front entrance door. The front garden is principally laid to lawn and decorated with a variety of mature shrubs. The rear garden is separated into 2 sections, the first section adjoining the property has a paved patio area providing the ideal spot for alfresco dining and entertaining. Steps lead to an area laid to lawn which has been planted with a range of flower, shrubs and mature trees and decorated with a water feature. The second part of the garden leads to a large area laid to lawn that is bordered by a mixture of wooden fencing and stock proof fencing. Within the garden there is a vegetable plot, summer house and small productive orchard.

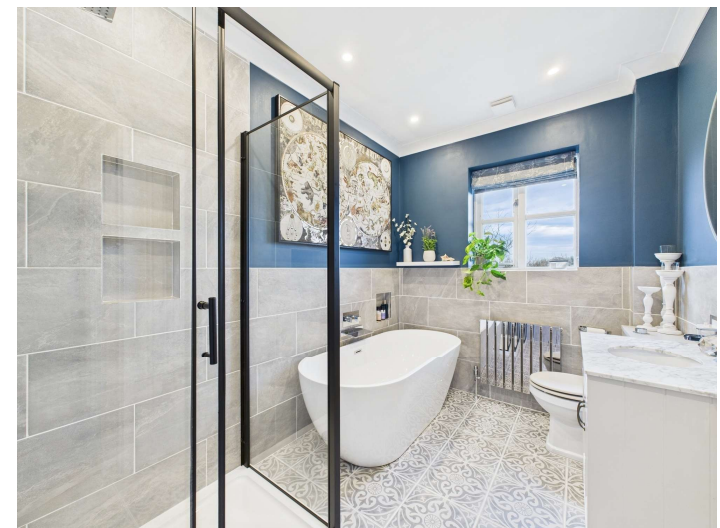
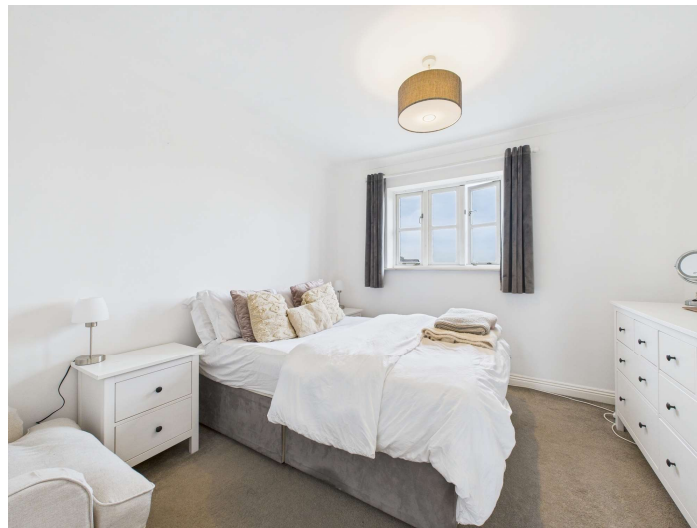
**EPC Rating** - EPC TBC.

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

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



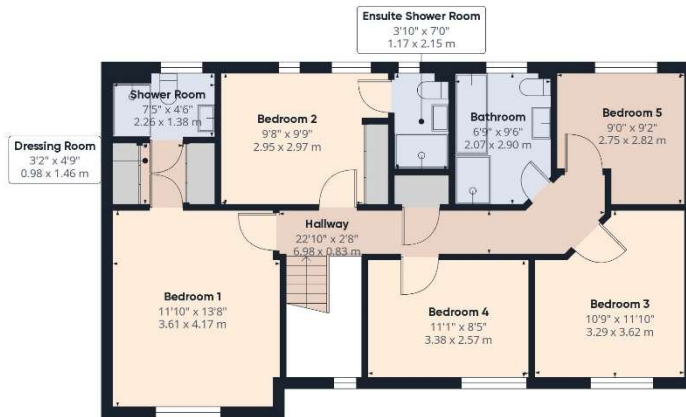
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# 9 Aish Park, Shebbear, Beaworthy, Devon, EX21 5QL



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...

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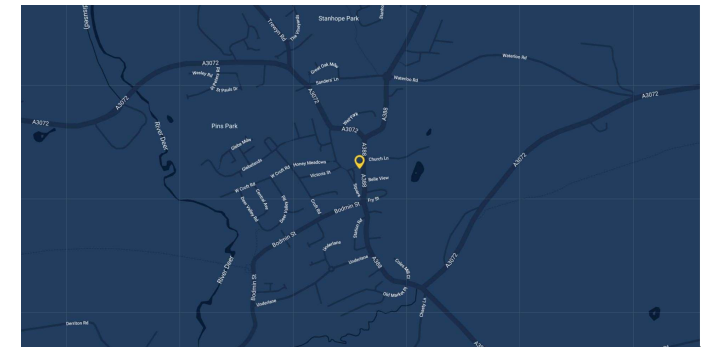
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speak with one of our expert team who will be able  
to provide you with a free valuation of your home.

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the team at Bond Oxborough  
Phillips Sales & Lettings on

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for a free conveyancing quote and  
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