

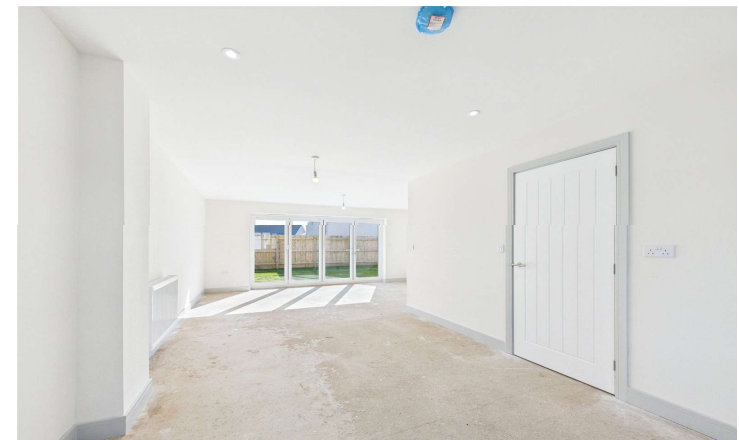
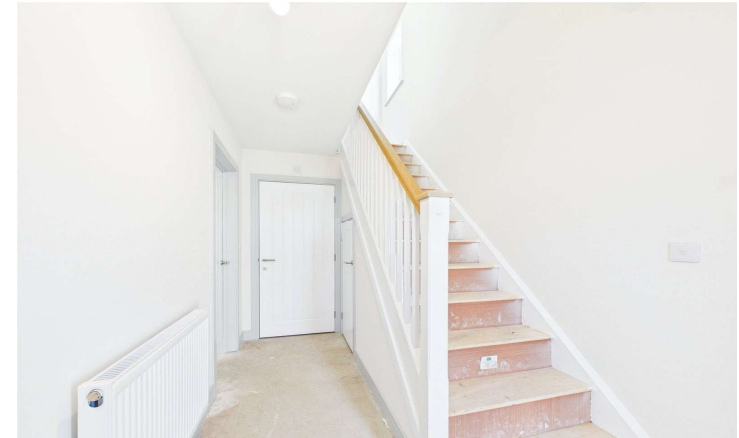


Bond
Oxborough
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Changing Lifestyles

9 Lukes Farm
Sheepwash
Beaworthy
Devon
EX21 5ED

Asking Price: £310,000
Freehold



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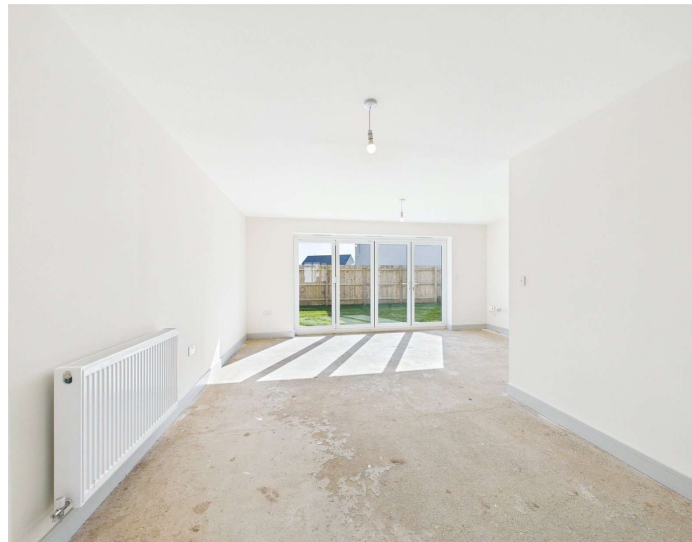
01409 254 238
holsworthy@bopproperty.com

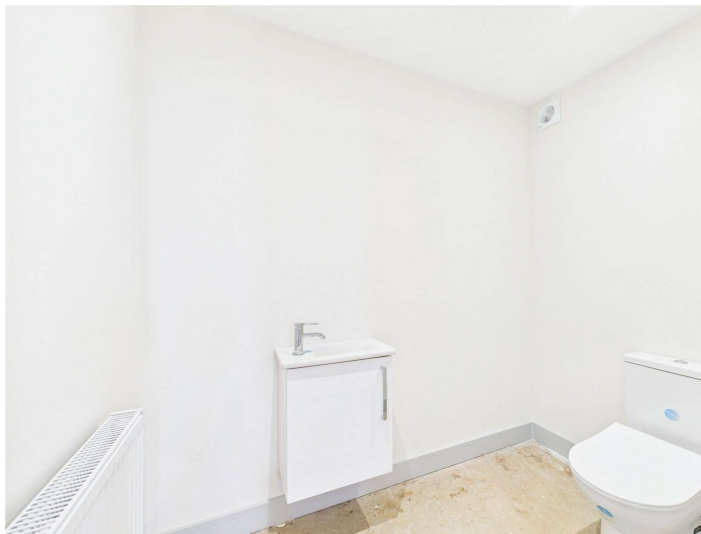


- NEW HOME
- ENERGY EFFICIENT
- 10 YEAR LABC WARRANTY
- 3 BEDROOMS (1 ENSUITE)
- OFF ROAD PARKING FOR 2 VEHICLES
- GENEROUS GARDEN
- WALKING DISTANCE TO VILLAGE CENTRE
- GREAT LINKS TO THE CORNISH COASTLINE AND OKEHAMPTON/A30

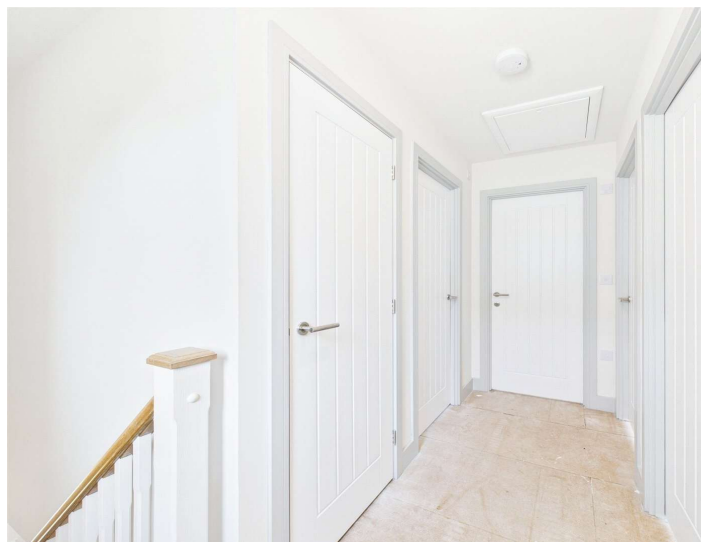


An exciting opportunity to acquire this new energy efficient home, offering comfortable accommodation comprising large entrance hall and cloakroom, open plan kitchen/dining and living room. First floor landing, 3 bedrooms, with 1 ensuite and family bathroom. The residence also benefits from off road parking for 2 vehicles, generous walled rear garden and a 10 year LABC warranty.





The picturesque village of Sheepwash is widely considered by many to be the quintessential Devon village. There is a well stocked village store featuring local produce with coffee shop, and the highly acclaimed Half Moon Inn offers excellent hospitality/dining along with some fly fishing available on the River Torridge. The ancient village Church is located just off the pretty square. Neighbouring villages include Black Torrington, Highampton, and Shebbear with its well known public school of Shebbear College. A wider range of shopping/schooling and recreational facilities are available from the market towns of Great Torrington, Hatherleigh and Holsworthy, whilst for those wishing to travel further afield, Okehampton and the A30 is about 10 miles distant.



Internal Description

Entrance Hall - 6'7" x 12' (2m x 3.66m)

Open Plan Kitchen / Diner and Lounge - 17'6" x 10'11" (5.33m x 3.33m)

Downstairs W.C. - 6'5" x 4'8" (1.96m x 1.42m)

Upstairs Landing - 11'1" x 3'8" (3.38m x 1.12m)

Bedroom 1 - 10'11" x 11'2" (3.33m x 3.4m)

Ensuite Showerroom - 2'10" x 8'2" (0.86m x 2.5m)

Bedroom 2 - 9'11" x 10'1" (3.02m x 3.07m)

Bathroom - 5'7" x 6'9" (1.7m x 2.06m)

Bedroom 3 - 7'5" x 11'10" (2.26m x 3.6m)

Outside - The property is approached via its own entrance drive providing off road parking for 2 vehicles and giving access to the front entrance door. A gate at the rear of the drive gives access to the enclosed garden which is laid to lawn. A paved patio area adjoins the rear of the property, providing the ideal spot for alfresco dining and entertaining.

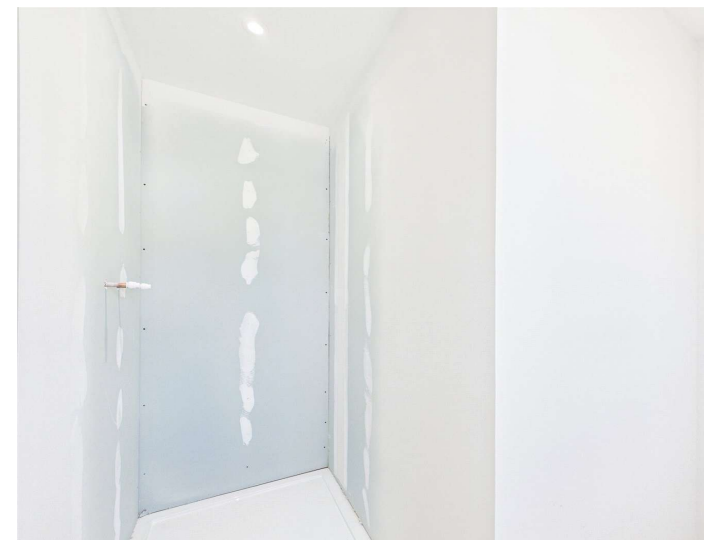
Services - Mains, water and drainage. Oil fired central heating.

EPC Rating - TBC.

Council Tax Banding - Council Tax Band is TBC.

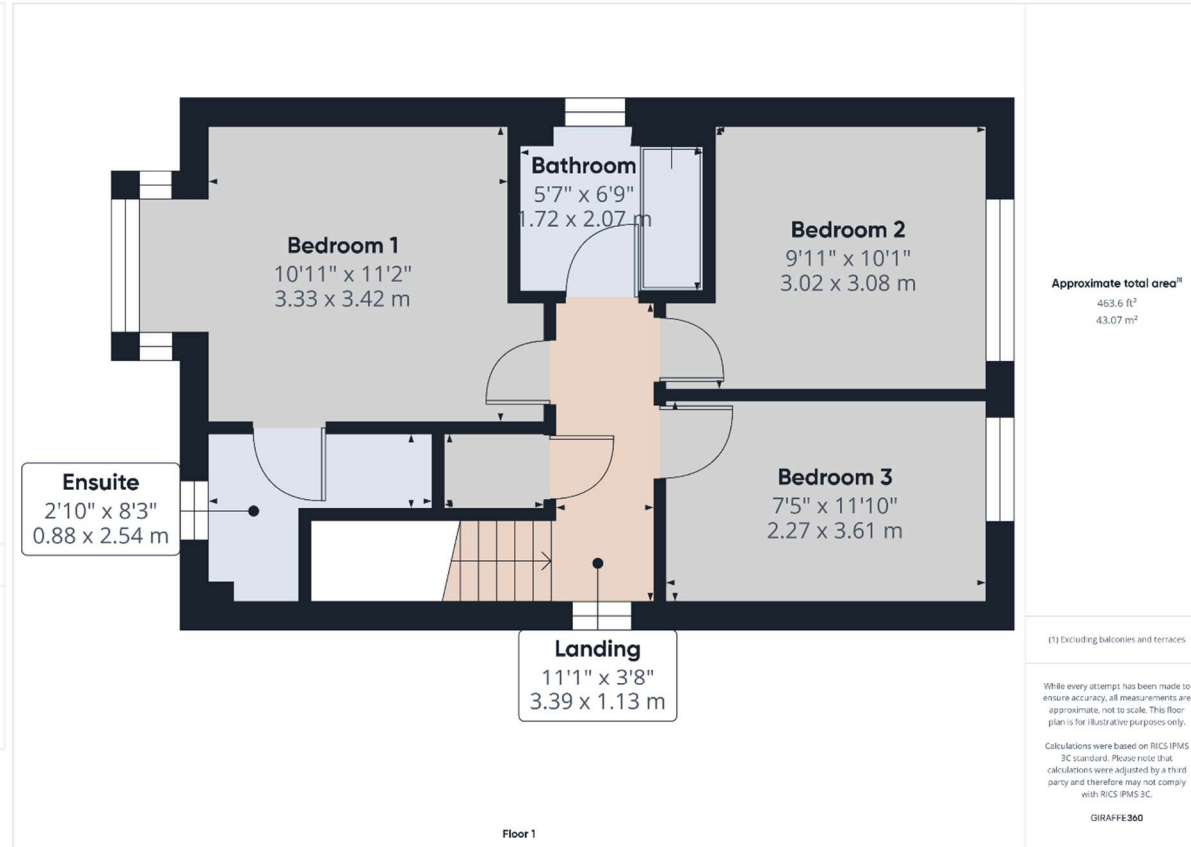
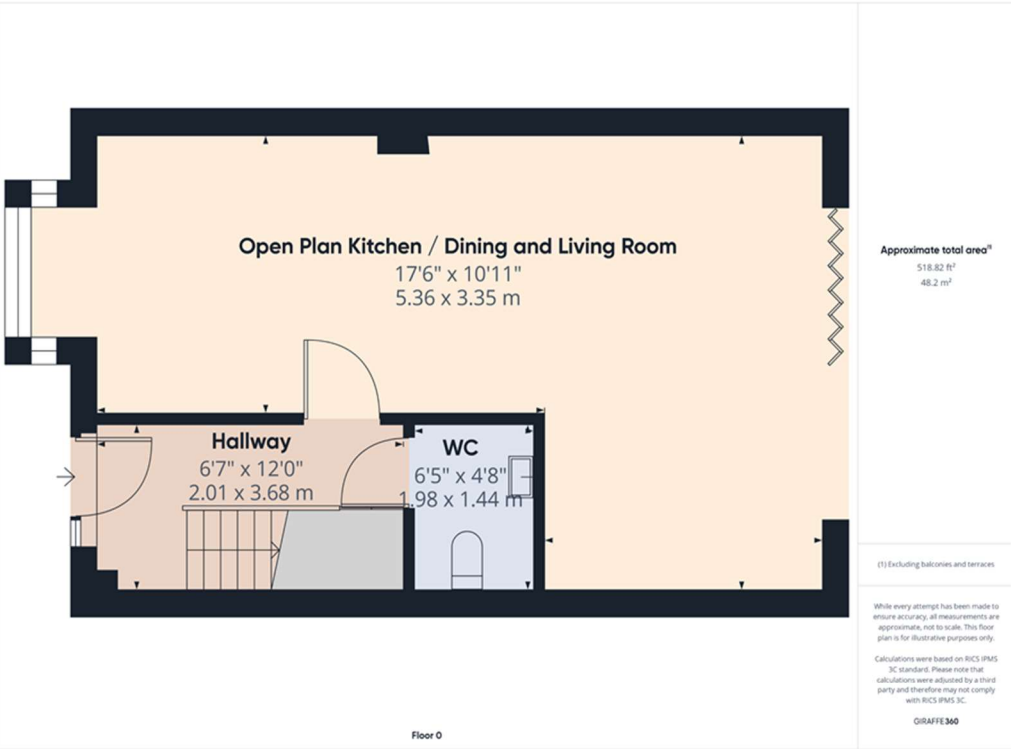
Agent Notes - The property will come with a 10 year LABC warranty. Furthermore, there is a maintenance fee of £250 per annum.

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Directions

From Holsworthy proceed on the A3072 Hatherleigh road for just under 9 miles and upon reaching the village of Highampton, turn left signed Sheepwash. Follow this road for just over a mile and upon reaching the village square, take the left hand turn onto West road, continue on this road for a short distance and the entrance to Luke's Farm can be found on the right hand side. Continue into the estate and take the second right hand turn, the entrance drive to number 9 can be found immediately on the right hand side with its number clearly displayed in the window.

a referral fee from them for recommending you. We will receive a referral fee between £200 - £2000 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
Holsworthy
Devon
EX22 6EL

Tel: 01409 254 238

Email: holsworthy@boproperty.com

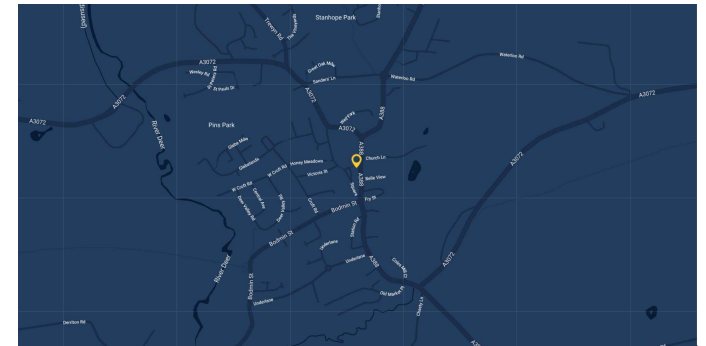
Have a property to sell or let?

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

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for a free conveyancing quote and
mortgage advice.



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