

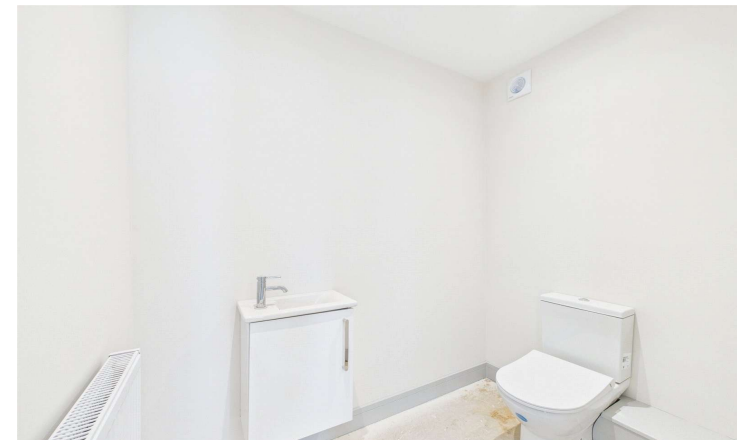
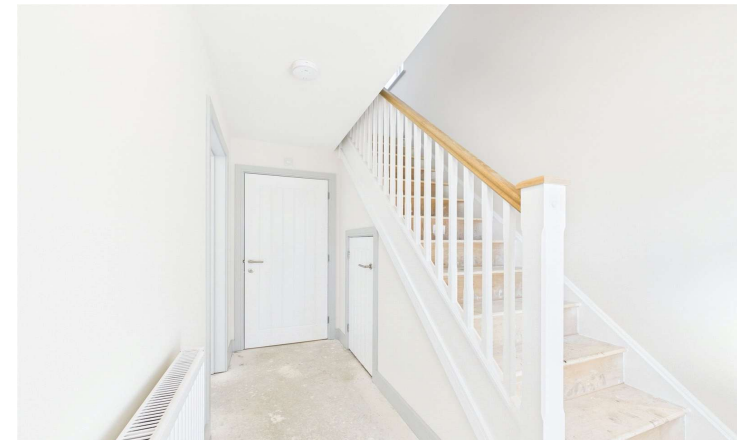


Bond
Oxborough
Phillips

Changing Lifestyles

22 Lukes Farm
Sheepwash
Beaworthy
Devon
EX21 5ED

Asking Price: £315,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

22 Lukes Farm, Sheepwash, Beaworthy, Devon, EX21 5ED



- 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
- EPC: B
- Council Tax Band: B



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.



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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.



Entrance Hall - 6'7" x 12'5" (2m x 3.78m)

Downstairs W.C. - 6'5" x 4'4" (1.96m x 1.32m)

Open Planned Kitchen / Diner and Living Room - 10'6" x 17'6" (3.2m x 5.33m)

Landing - 11' x 3'9" (3.35m x 1.14m)

Bedroom 1 - 10'5" x 11'1" (3.18m x 3.38m)

Ensuite Shower Room - 3'3" x 8'2" (1m x 2.5m)

Bedroom 2 - 9'9" x 10' (2.97m x 3.05m)

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

Bathroom - 6'2" x 6'9" (1.88m x 2.06m)

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.

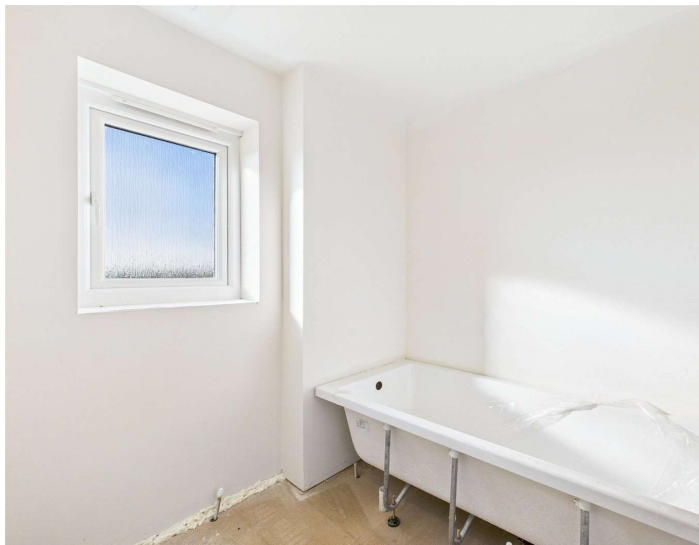
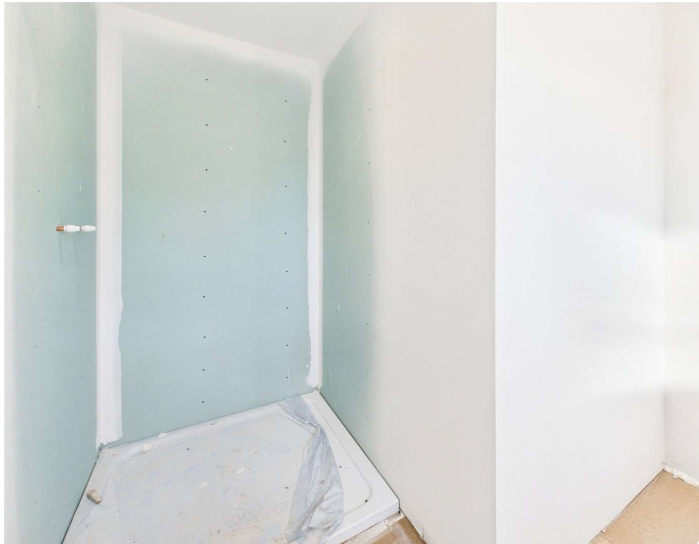
EPC Rating - B (88) with potential to increase to B (91)

Council Tax Banding - Council Tax Band = B

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	88	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 first left hand turn. The entrance drive to number 22 can be found at the far end of the drive on the right hand side with its number clearly displayed in the window.

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.

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

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