

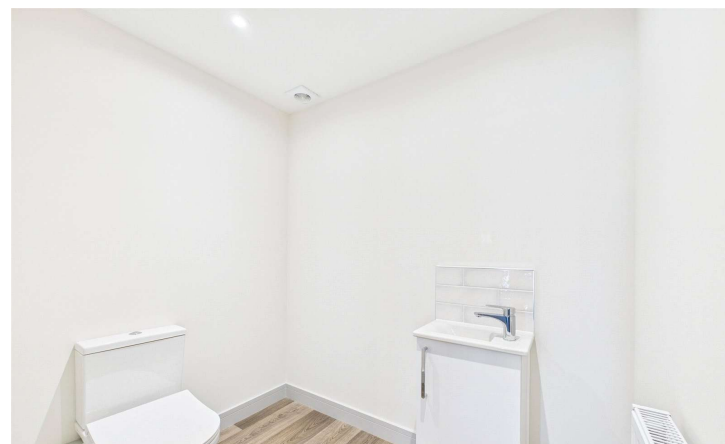
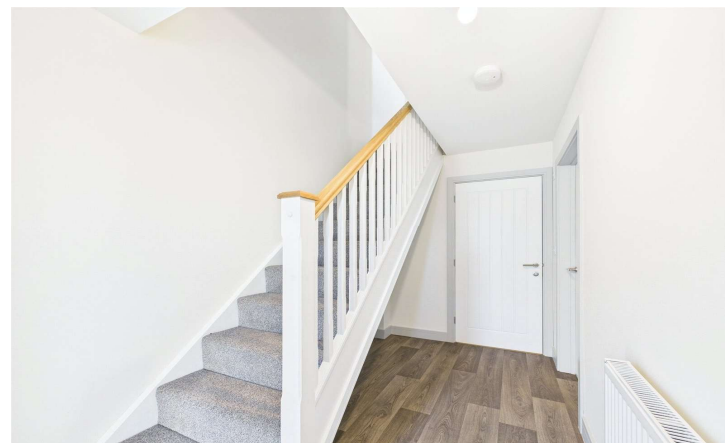


Bond
Oxborough
Phillips

Changing Lifestyles

19 Lukes Farm
Sheepwash
Beaworthy
Devon
EX21 5ED

Asking Price: £290,000



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

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



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



Bond Oxborough Phillips are proud to be offering this three bed, semi detached property on the new Lukes Farm development, on the edge of the sought after village of Sheepwash. This energy efficient home, offers comfortable accommodation comprising large entrance hall, kitchen, living/dining room, cloakroom, 3 double bedrooms and bathroom. The residence also benefits from off road parking for 2 vehicles, generous enclosed rear garden and a 10 year LABC warranty. EPC and Council tax band D.

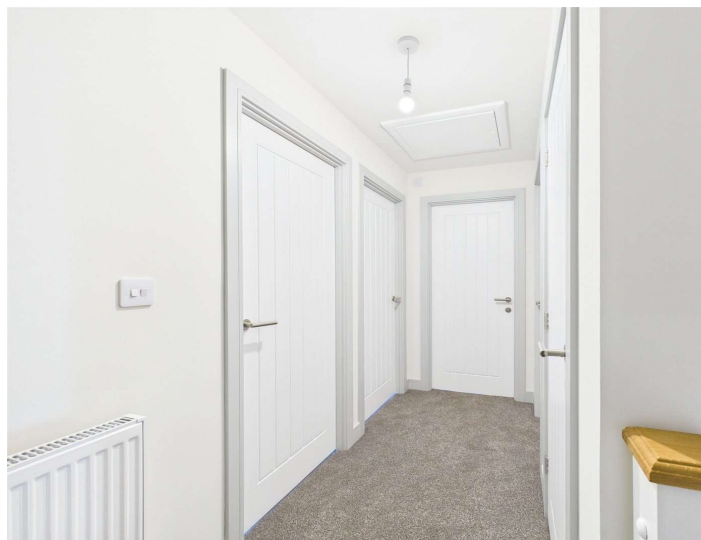


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The picturesque village of Sheepwash is widely considered by many to be the quintessential Devon village. There is a well stocked village store featuring local produce with coffee shop, and the highly acclaimed Half Moon Inn offers excellent hospitality/dining 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.



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Entrance Hall - 12'1" x 6'6" (3.68m x 1.98m)

Bedroom 2 - 10'1" x 9'10" (3.07m x 3m)

Services - Mains water and drainage. Oil fired central heating. Solar panels.

Downstairs W.C. - 4'7" x 6'3" (1.4m x 1.9m)

Bedroom 3 - 11'10" x 7'4" (3.6m x 2.24m)

EPC - EPC rating is a 'B'

Open Planned Kitchen / Diner and Living Room - 17'9" x 10'5" (5.4m x 3.18m)

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

Council Tax Band - Council tax band is 'TBC'

Upstairs Landing - 3'9" x 10'11" (1.14m x 3.33m)

Outside - The property is approached via its own entrance drive providing off road parking for 2 vehicles and giving access to the front door. A side gate 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.

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

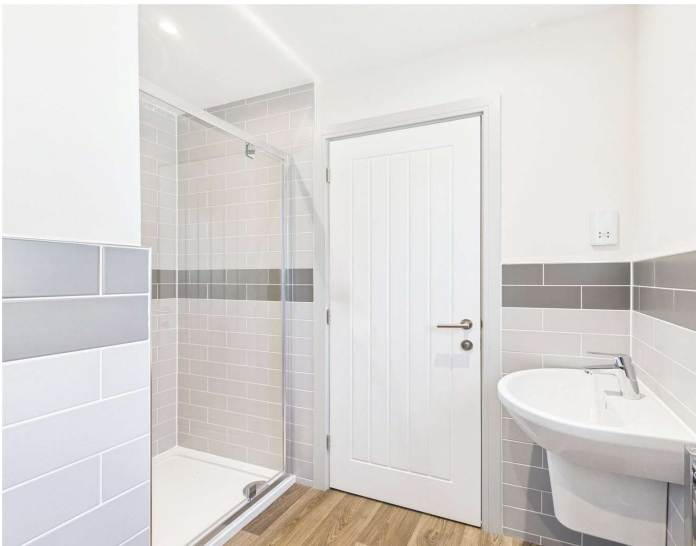
Bedroom 1 - 11'3" x 10'5" (3.43m x 3.18m)

Ensuite Shower Room - 7'11" x 3'3" (2.41m x 1m)

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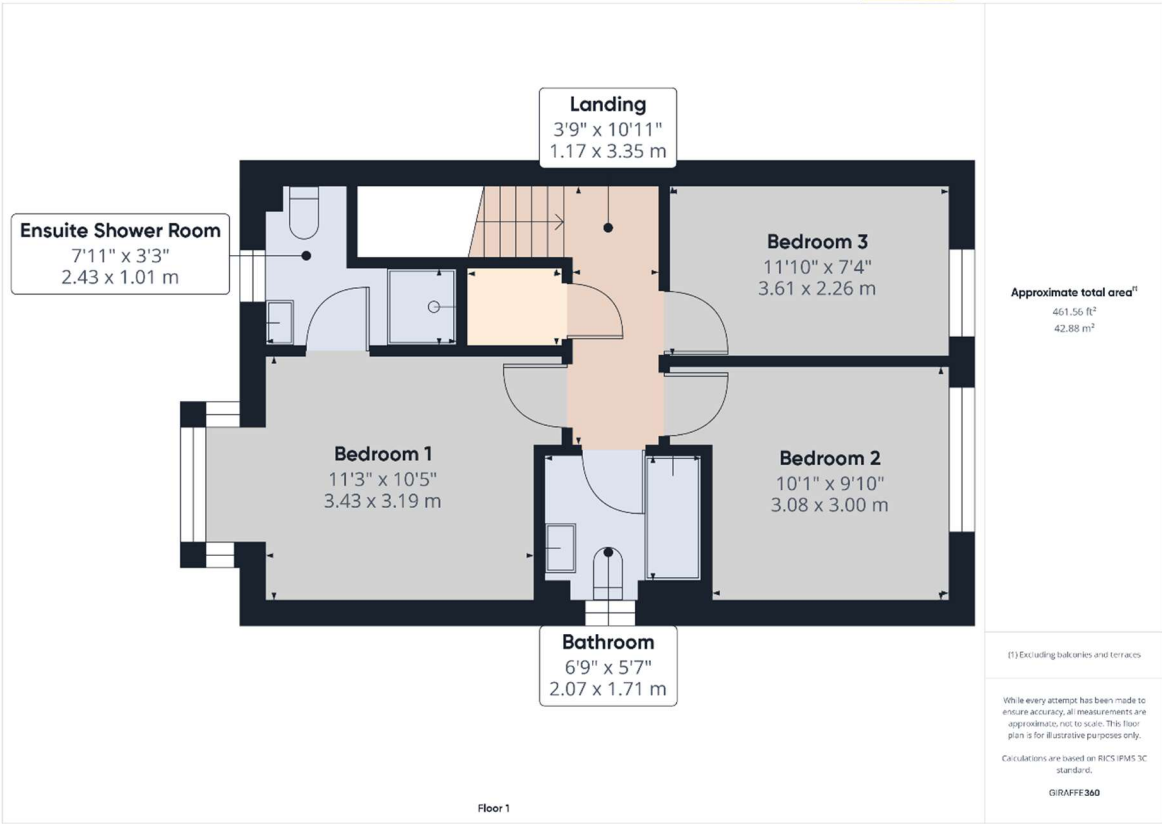
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Directions

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 plot 19 can be found a short distance on the left hand side.

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.

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

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	90
(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	