

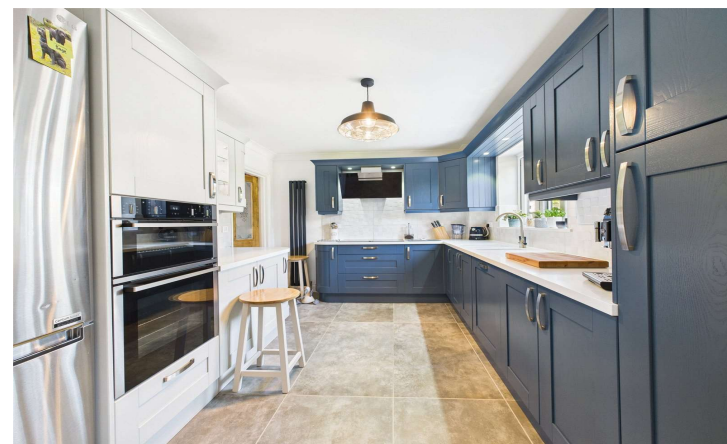


Bond
Oxborough
Phillips

Changing Lifestyles

1 Aish Park
Shebbear
Beaworthy
Devon
EX21 5QL

Asking Price: £420,000
Freehold



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holsworthy@bopproperty.com

1 Aish Park, Shebbear, Beaworthy, Devon, EX21 5QL



- SPACIOUS DETACHED RESIDENCE
- IMMACULATELY PRESENTED THROUGHOUT
- 4 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- OFF ROAD PARKING FOR 2/3 VEHICLES
- SINGLE GARAGE
- LANDSCAPED AND PRIVATE GARDEN
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO AMENITIES
- EPC RATING C AND COUNCIL TAX BAND D

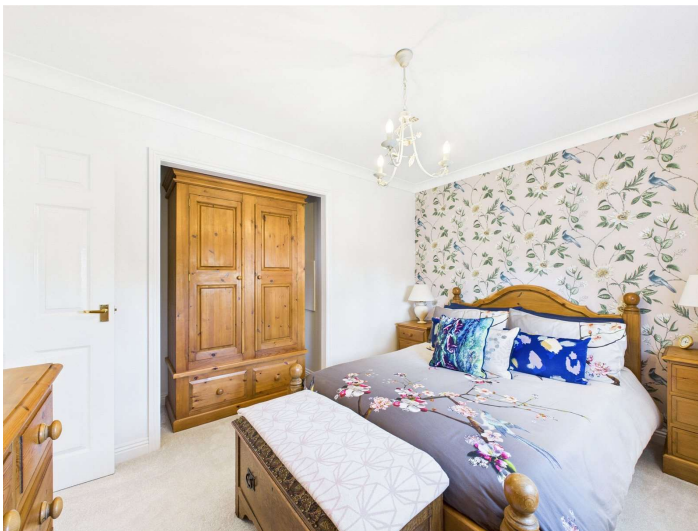


Situated in a prime location within the sought after village of Shebbear, being within easy walking distance to a range of local amenities is 1 Aish Park. This immaculately presented, spacious and versatile residence offers comfortable accommodation comprising kitchen, separate dining room, living room, utility and cloakroom on the ground floor, 4 double bedrooms (1 ensuite) and family bathroom on the first floor. The property also benefits from a private and landscaped rear garden, off road parking for 2/3 vehicles and garage. An internal viewing is highly recommended to appreciate the condition and size of this property. EPC C.



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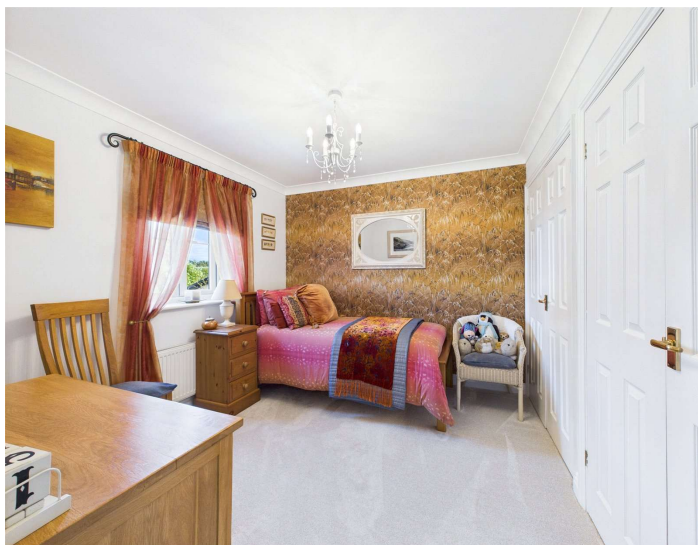


Directions

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. Continue into the cul-de-sac and number 1 Aish Park can be found after a short distance on the left hand side, with its number plaque 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.



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Internal Description

Entrance Hall - 12'9" x 5'1" (3.89m x 1.55m)

Large reception hall, providing access to the cloakroom, dining room and kitchen. Stairs leading to first floor landing, with useful under stairs storage area.

Cloakroom - 5'9" x 3'2" (1.75m x 0.97m)

Fitted with a concealed cistern WC and vanity unit with inset wash hand basin. Frosted window to front elevation.

Kitchen - 12'4" x 9'3" (3.76m x 2.82m)

A modern fitted kitchen comprising a range of wall and base mounted units with Corian work surfaces over, incorporating an inset 1 1/2 sink unit with mixer tap, Neff 5 ring electric induction hob with extractor over and built in eye level double electric oven. Integrated Neff dishwasher and space for free standing fridge/freezer. Window to rear elevation, enjoying views of the garden.

Dining Room - 11'8" x 10'11" (3.56m x 3.33m)

Spacious reception room with feature bay window to front elevation. Ample room for large dining table and chairs. Double internal doors leading to the living room.

Living Room - 17'5" x 11'9" (5.3m x 3.58m)

Generous reception room with windows to side elevation and double glazed French patio doors to rear, giving access to the landscaped garden. Feature wood burning stove with wood mantle and slate hearth. Ample room for large sitting room suite.

Utility Room - 5'9" x 5'6" (1.75m x 1.68m)

Fitted with a range of wall and base mounted units with Corian work surfaces over. Space and plumbing for washing machine. Access to pantry. Window to side elevation and door leading to rear garden.

Larder Cupboard - 5'4" x 3' (1.63m x 0.91m)

Fitted with shelving.

First Floor Landing - 16'7" x 5' (5.05m x 1.52m)

Light and airy landing, providing access to 4 double bedrooms, family bathroom and airing cupboard. Window to front elevation.

Bedroom 1 - 11'8" x 11'3" (3.56m x 3.43m)

Spacious double bedroom with dressing room. Windows to front and side elevations.

Ensuite Shower Room - 7'10" x 4'9" (2.4m x 1.45m)

A matching 3 piece suite comprising shower cubicle with mains fed shower over, vanity unit with inset wash hand basin, low flush WC and heated towel rail. Frosted window to side elevation.

Dressing Room - 5'2" x 4'8" (1.57m x 1.42m)

Built in floor to ceiling wardrobe with mirror front. Recess for free standing wardrobe.

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Bedroom 2 - 11'9" x 9' (3.58m x 2.74m)

Double bedroom with window to rear elevation, overlooking the garden. Recess for fitted wardrobe.

Bedroom 3 - 10'5" x 9'6" (3.18m x 2.9m)

Double bedroom with twin built in wardrobes. Window to rear elevation.

Bedroom 4 - 10'5" x 9'5" (3.18m x 2.87m)

Double bedroom with window to front elevation.

Family Bathroom - 7'6" x 5'9" (2.29m x 1.75m)

A matching white suite comprising panel bath with mains fed shower over, close coupled WC and pedestal wash hand basin. Frosted window to rear elevation.

Outside - The property is approached via its own driveway providing off road parking for 2/3 vehicles. The front garden is laid to lawn and decorated with a mature tree and variety of flowers and shrubs. Side gates give access to the enclosed, private and landscaped rear garden which is principally laid to lawn and bordered by a range of flowers and shrubs. Adjoining the rear of the property is a paved patio area, providing the ideal spot for alfresco dining and entertaining. A further gravelled area provides a further seating area and access to the useful wooden storage shed. The garden is bordered by close boarded wooden fencing.

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Garage - 14'7" x 8'9" (4.45m x 2.67m)

Up and over vehicle entrance door to front elevation.
Power and light connected.

Services - Mains water, electricity and drainage. Double glazed throughout and oil fired central heating.

EPC Rating - EPC rating C (71) with potential to be A (97).
Valid until July 2031.

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



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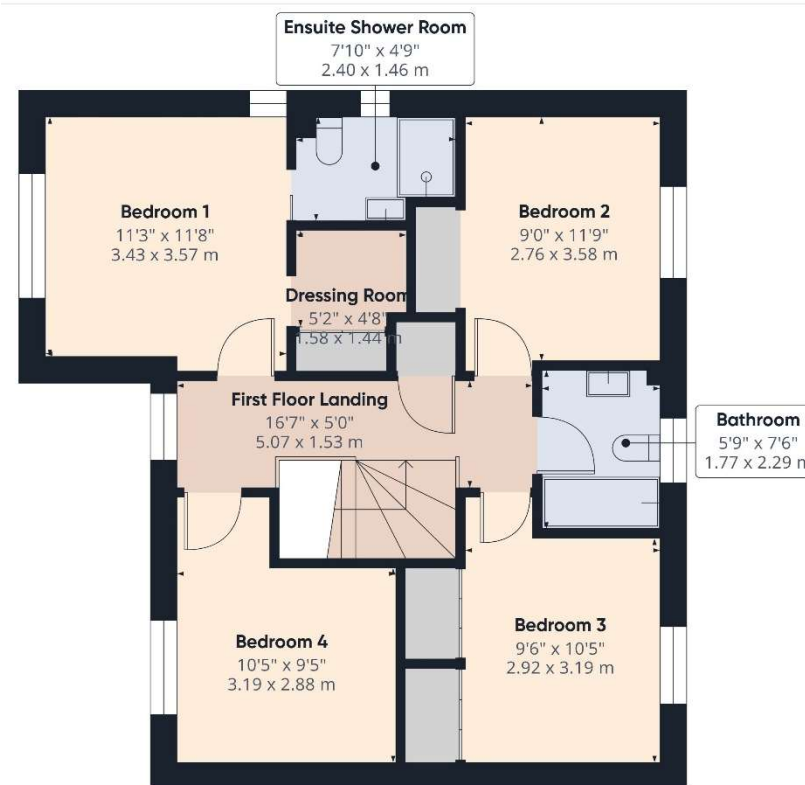
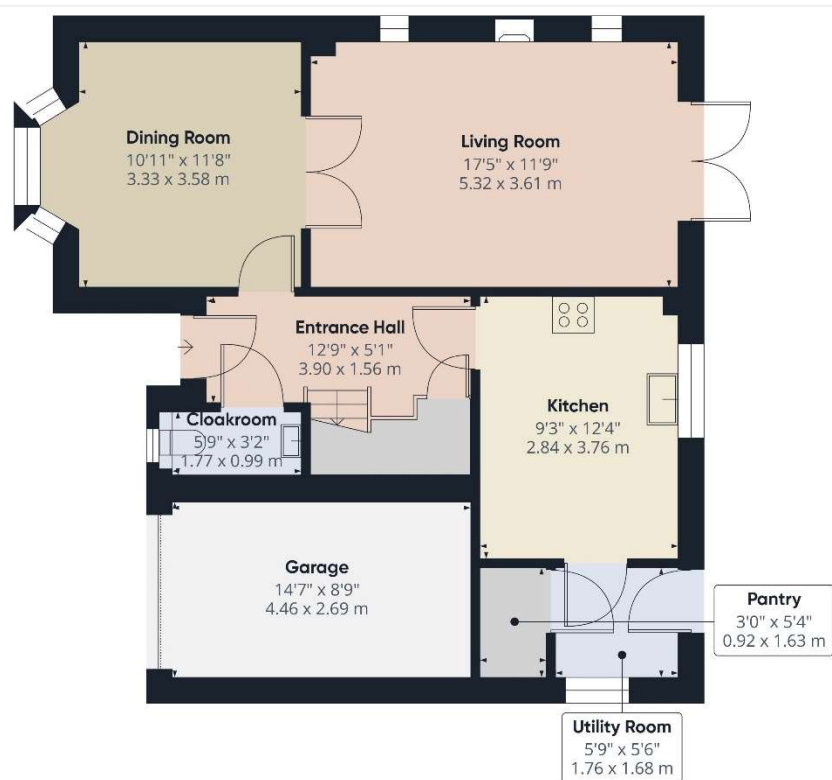
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We are here to help you find and buy your new home...

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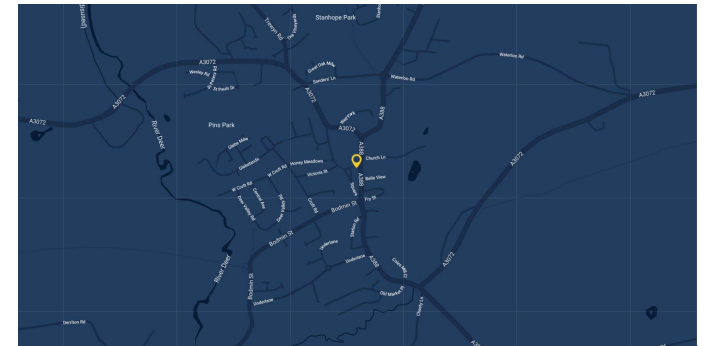
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