

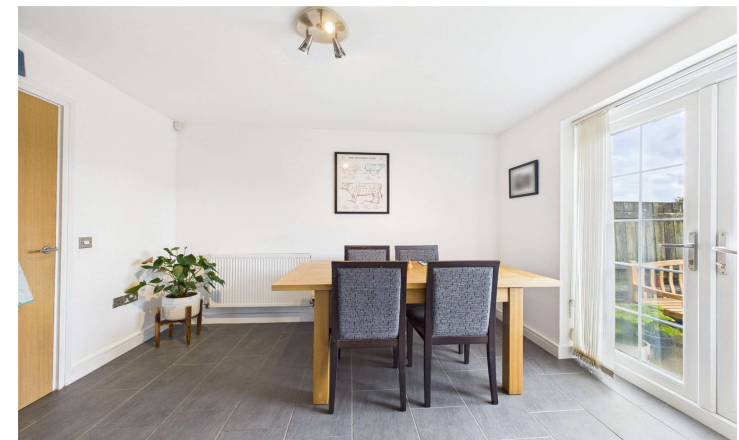


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

29 Ackland Close  
Shebbear  
Beaworthy  
Devon  
EX21 5AZ

**Asking Price: £260,000**  
**Freehold**



Changing Lifestyles

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29 Ackland Close, Shebbear, Beaworthy, Devon, EX21 5AZ

- MID TERRACE HOUSE
- WELL PRESENTED THROUGHOUT
- 3 BEDROOMS (1 EN-SUITE)
- 1 RECEPTION ROOMS
- DETACHED SINGLE GARAGE
- ALLOCATED OFF ROAD PARKING
- LANDSCAPED REAR GARDENS
- SOUGHT AFTER VILLAGE LOCATION
- PRIME LOCATION ON QUALITY DEVELOPMENT



Occupying a prime location within the sought after village of Shebbear, being within walking distance to a range of amenities is 29 Ackland Close. This well presented property offers spacious and versatile accommodation comprising kitchen/diner, living room and cloakroom on the ground floor, with 3 bedrooms (1 en-suite) and main bathroom on the first floor. The residence also benefits from a landscaped garden, allocated off road parking and detached single garage. Council tax band C and EPC TBC.



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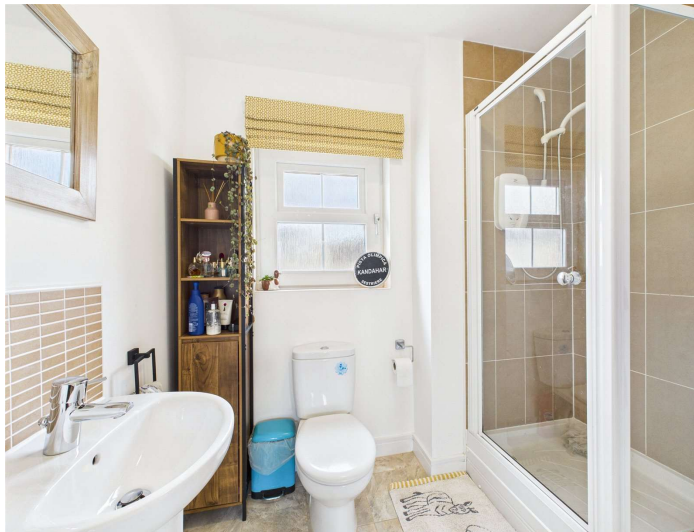


## Directions

From Holsworthy proceed on the A3072 Hatherleigh road and just after 4 miles, upon reaching Brandis Corner, turn left signed Shebbear. Follow this road and the signs to Shebbear, and upon reaching Shebbear square take the right hand turning in front of the Devil Stone Inn whereupon after approximately 100 yards Ackland Close will be found on the right hand side. Turn right into the development and the entrance to 29 Ackland Close can be found on the right hand side 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** - 11'8" x 7' (3.56m x 2.13m)

Large entrance hall, providing access to the cloakroom, kitchen/diner and living room. Stairs leading to first floor landing with useful understairs storage cupboard.

**Cloakroom** - 7' x 2'11" (2.13m x 0.9m)

Fitted with a pedestal wash hand basin and low flush WC. Frosted window to front elevation.

**Kitchen/Diner** - 15' x 10'4" (4.57m x 3.15m)

A modern fitted kitchen comprising a range of wall and base mounted units with Quartz work surfaces over, incorporating a composite 1 1/2 sink drainer unit with mixer tap and 4 ring electric hob with extractor over. Built in eye level electric oven, grill and slimline dishwasher. Space for free standing fridge/freezer. Ample room for dining table and chairs. Double glazed French patio and window to rear elevation, overlooking the landscaped garden.

**Living Room** - 17'8" x 12'10" (5.38m x 3.9m)

Spacious, light and airy reception room with window to front and rear elevations. Ample room for large sitting room suite.

**First Floor Landing** - 7' x 3'4" (2.13m x 1.02m)

Access to airing cupboard and loft hatch. Window to front elevation.

**Bedroom 1** - 15' x 10'4" (4.57m x 3.15m)

Generous double bedroom with storage cupboard. Window to rear elevation.

**Ensuite Shower Room** - 7'8" x 5' (2.34m x 1.52m)

A fitted suite comprising corner shower cubicle with electric shower over, pedestal wash hand basin, low flush WC and heated towel rail. Frosted window to front elevation.

**Bedroom 2** - 11' x 9'2" (3.35m x 2.8m)

Spacious double bedroom with built in wall to ceiling wardrobes. Window to rear elevation.

**Bedroom 3** - 10' x 6'5" (3.05m x 1.96m)

Currently step up as an office but is also suitable as a single bedroom. Window to front elevation.

**Bathroom** - 7'3" x 6'7" (2.2m x 2m)

A matching white suite comprising panel bath with mains fed shower over, vanity unit with inset wash hand basin, low flush WC and heated towel rail. Frosted window to rear elevation.

**Outside** - The low maintenance landscaped rear garden is separated into 2 sections, adjoining the rear of the property is a raised patio area, providing the ideal spot for alfresco dining and entertaining. Steps lead to a second garden area which again is laid with patio and decorated with a variety of mature shrubs. The garden is bordered by close boarded wooden fencing, with a gate to the rear providing access to the detached garage and allocated parking space.

**Garage** - 18'6" x 8'9" (5.64m x 2.67m)

Single garage with up and over vehicle entrance door to front elevation.

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

**EPC Rating** - EPC TBC.

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

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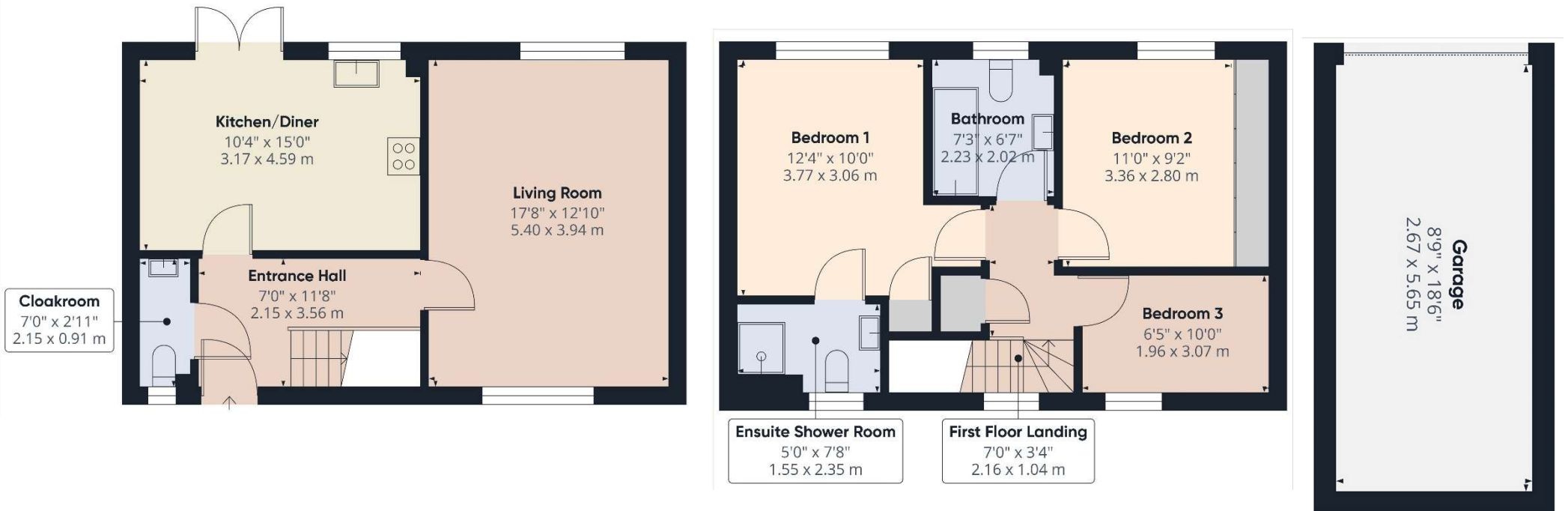


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## Floorplans



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