



Bond
Oxborough
Phillips

Changing Lifestyles

Plot 3
Dougies Field
Shebbear
Beaworthy
Devon
EX21 5SL



Plot 3

Asking Price: £525,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

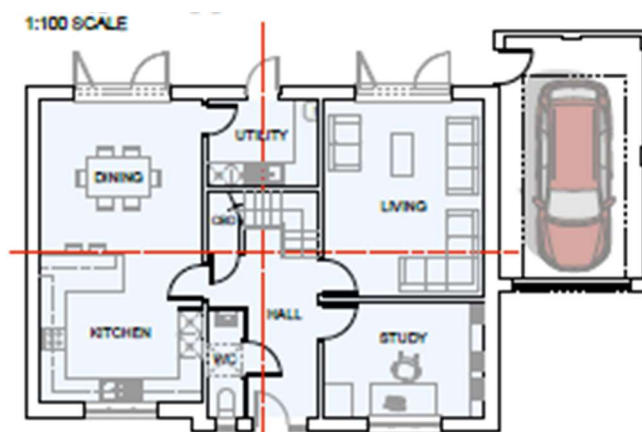
Situated in a fantastic position on the edge of the sought after village of Shebbear is an exciting opportunity to acquire this brand new 3 reception room, 4 double bedroom, 2 ensuite, detached family home with adjoining garage, parking and garden. The residence offers spacious and versatile accommodation throughout and benefits from UPVC double glazing, under floor heating via Air Source Heat Pump, super fast broadband, 7KW electric car charging point and Architects Certificate. Viewings to be accompanied by Bond Oxborough Phillips.

Directions

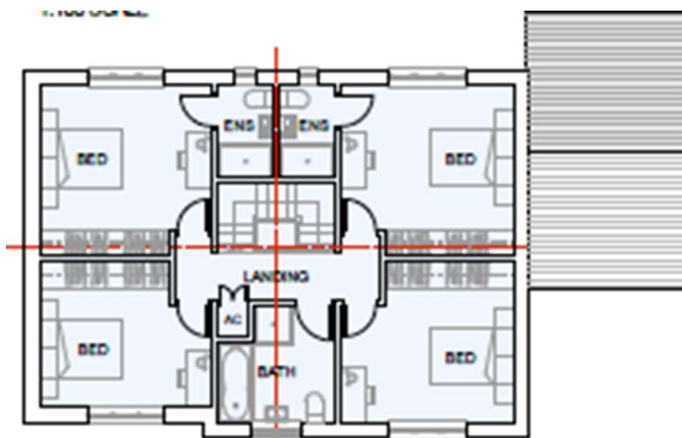
From Holsworthy proceed on the A3072 Hatherleigh road until reaching Brandis Corner, and at the Bickford Arms turn left towards Shebbear. Stay on this road for 4.7 miles, following the signs to Shebbear, and you will reach Battledown Cross. Take the left hand turn signposted Shebbear and the entrance to the site will be found a short distance on the left hand side.

Situation

The friendly village of Shebbear lies amidst the glorious unspoilt countryside, and offers a traditional range of village amenities including the well respected primary school, general stores, popular pub, place of worship, Post Office and the well known private 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.



GROUND FLOOR PLAN (GIA 85m²)
1:100 SCALE



FIRST FLOOR PLAN (GIA 85m²)
1:100 SCALE



PROPOSED FRONT ELEVATION
1:100 SCALE

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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