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Changing Lifestyles

5 Barn Close
Shebbear
Beaworthy
Devon
EX21 5SD

Asking Price: £270,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

5 Barn Close, Shebbear, Beaworthy, Devon, EX21 5SD



- 2 DOUBLE BEDROOMS
- SEMI DETACHED BUNGALOW
- WELL PRESENTED
- FRONT AND REAR GARDENS
- LARGE DETACHED GARAGE/WORKSOP
- SOUGHT AFTER VILLAGE LOCATION
- SOLAR PANELS
- AVAILABLE WITH NO ONWARD CHAIN
- EPC: C
- Council Tax Band: B



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Situated within the heart of the sought after village of Shebbear is this well presented 2 bed bungalow with front and rear garden, off road parking and detached garage/workshop. The residence offers accommodation comprising Entrance Hall, Living Room, Kitchen, 2 double Bedrooms and Family Bathroom. The property benefits from having solar panels and double glazing throughout. Available with no onward chain. EPC C.

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. Continue on this road for a short distance and the entrance to Barn Close will be found on the right hand side, proceed into the cul-de-sac and number 5 can be found on the right hand side.

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 10miles. 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.

Entrance Hall - Access to useful loft space.

Kitchen - 10'7" x 9'10" (3.23m x 3m)

A newly fitted kitchen comprising a range of modern wall and base mounted unit, with wood effect work-surfaces, a stainless steel sink unit with mixer tap. Integrated appliances include "Lamona" electric oven and matching 4 ring induction hob, with stainless steel extractor fan over, fridge-freezer, slimline dishwasher and washer/dryer machine. Feature breakfast bar with additional storage space. Window to front elevation overlooking the garden.

Living Room - 16'2" x 10'7" (4.93m x 3.23m)

Light and airy reception room with fire place which could house a wood-burning stove with the correct fitting. Double glazed sliding door to rear elevation overlooking the garden.

Bedroom 1 - 12'10" x 10'7" (3.9m x 3.23m)

Generous double bedroom with window to rear elevation overlooking the garden.

Bedroom 2 - 10'11" x 9'10" (3.33m x 3m)

Double bedroom with window to front elevation overlooking the front garden.

Shower Room - 6'6" x 5'7" (1.98m x 1.7m)

A fitted suite comprising large shower cubicle with electric shower over, pedestal wash hand basin and close coupled WC. Frosted window to front elevation.

Outside - The property is approached via its own Tarmac drive providing off road parking for 3 vehicles and giving access to the front entrance door and garage/workshop. The front garden is principally laid to lawn and decorated with a variety of plants. The front garden is bordered by a small fence to the front and a large close boarded fence to the side. A side gate from the drive gives access to the enclosed rear garden which is principally laid to lawn and planted with a range of mature trees, shrub and plants. Adjoining the rear of the residence is a paved patio area providing the ideal spot for alfresco dining and entertaining. The garden is bordered by mature hedges to the side and rear. The property will come with a useful wooden garden shed and log store, which are situated in the corner at the rear of the garden.

Garage/workshop - 26'3" x 13'4" (8m x 4.06m)

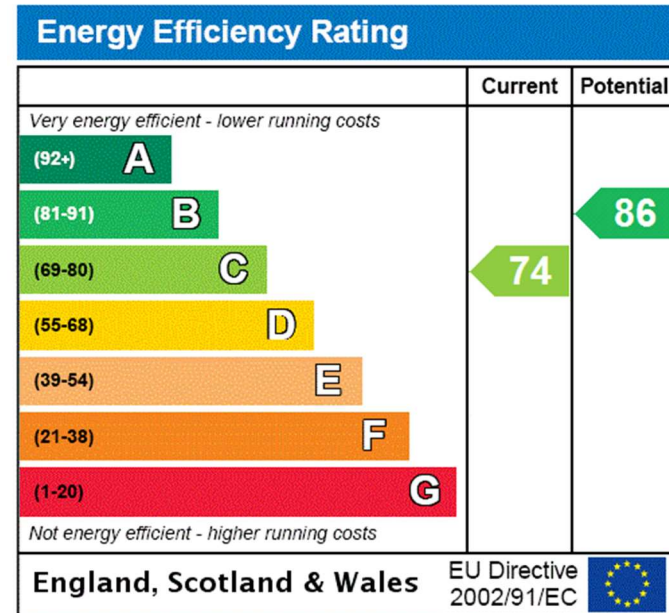
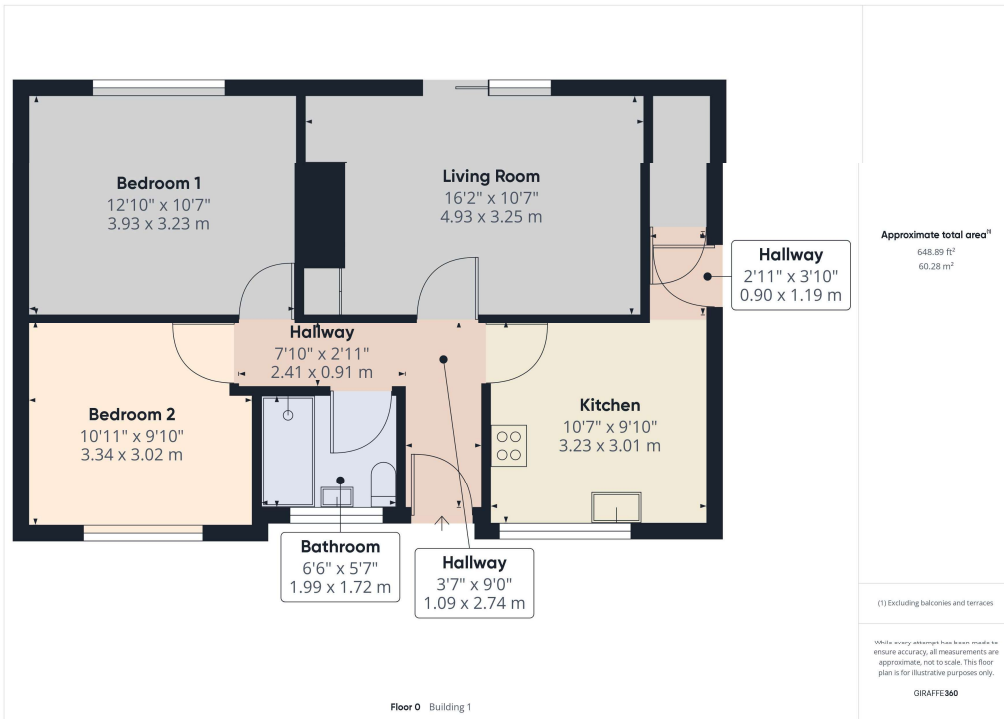
A large garage/workshop with power and light connected. Up and over vehicle entrance door and separate pedestrian door to front elevation. Window and pedestrian door to side elevation.

Services - Mains water, electricity and drainage. Solar panels.

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

EPC Rating - Current EPC rating C (74) with the potential to be a B (86).
Valid until September 2032.

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