



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

16 Aish Park  
Shebbear  
Beaworthy  
Devon  
EX21 5QL

**Asking Price: £430,000 Freehold**



Changing Lifestyles

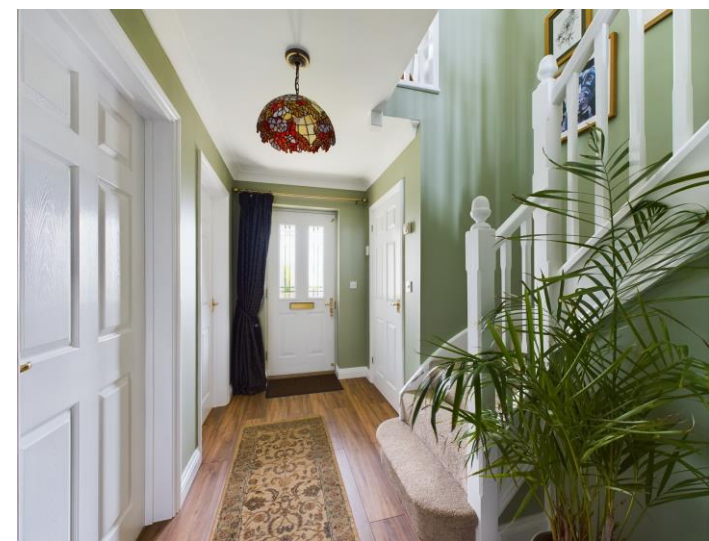
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holsworthy@boproperty.com



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



- 4 BEDROOMS
- DETACHED HOUSE
- 1 ENSUITE
- LANDSCAPED FRONT AND REAR GARDENS
- DOUBLE GARAGE
- COUNTRYSIDE VIEWS
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO LOCAL AMENITIES
- EPC: E
- Council Tax Band: E



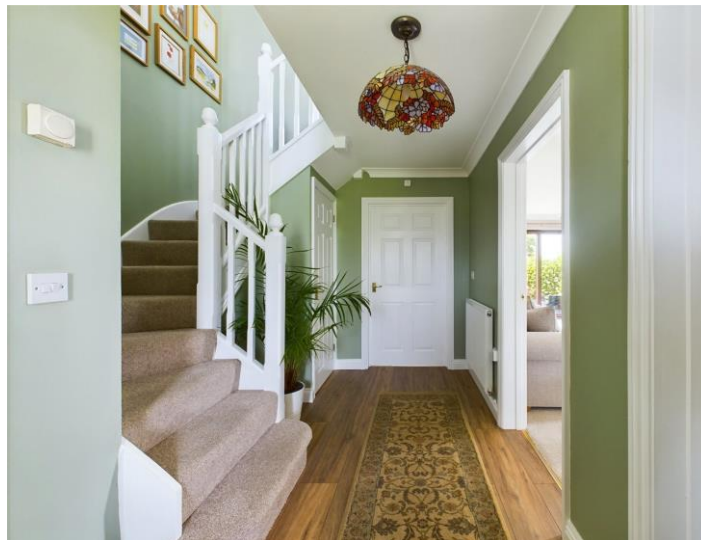
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## Location

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.



## 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, and upon entering Aish Park, No.16 will be found on the right hand side.

## Overview :

**Situated in the highly desirable Village of Shebbear within this popular development being an easy stroll of the village square and its amenities, is this superbly presented 4 bedroom (1 ensuite) detached residence, with attractive front and rear gardens, off road parking for several vehicles and an integral double garage. EPC E**





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## Changing Lifestyles

### Entrance Hall

#### **Living Room** - 17'5" x 11'7" (5.3m x 3.53m)

A superbly presented, light and airy, dual aspect room with windows to side and French glazed sliding doors to rear.

#### **Dining Room** - 11'7" x 10'11" (3.53m x 3.33m)

Ample space for a dining room table and chairs, bay window to front elevation.

#### **Kitchen** - 20'5" x 9'2" (6.22m x 2.8m)

A well presented fitted kitchen comprises a range of base and wall mounted units with work surfaces over incorporating a 1 1/2 stainless steel sink drainer unit with mixer tap over. Countertop 4 ring gas hob with extractor system over, built in high level double oven, plumbing and recess for dishwasher. Space for a breakfast table and chairs. Twin windows to rear elevation.

#### **Utility Room** - 9'2" x 6'4" (2.8m x 1.93m)

Base mounted units with worksurface over incorporating a stainless steel sink drainer unit. Space for tall fridge/ freezer, plumbing and recess for washing machine. Newly installed floor mounted oil fired central heating boiler. Door garage and door to rear.

### Rear Porch

#### **Downstairs WC** - 6'6" x 3'3" (1.98m x 1m)

Close coupled WC and wash hand basin.

### First Floor

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

A fantastic, and spacious master suite with window to front elevation.

### Dressing Room

#### **Ensuite** - 7'11" x 4'10" (2.41m x 1.47m)

A fitted suite comprises a shower cubicle with a mains fed shower connected, close coupled WC and wash hand basin. Window to side elevation.

#### **Bedroom 2** - 11'8" x 10'4" (3.56m x 3.15m)

A generous size double bedroom with window to rear elevation enjoying pleasant far reaching views over the surrounding countryside.

#### **Bedroom 3** - 11'8" x 9'2" (3.56m x 2.8m)

A spacious double bedroom with window to rear elevation, benefiting from a lovely view over the village and the Devon Countryside.

#### **Bedroom 4/ Study** - 10'7" x 9'2" (3.23m x 2.8m)

Currently used as an office, equally suiting as a double bedroom with window to front elevation.

#### **Bathroom** - 7'6" x 6'1" (2.29m x 1.85m)

A fitted suite comprises an enclosed panelled bath with shower over, close coupled WC and wash hand basin. Window to rear elevation.

#### **Garage** - 17'10" x 17'2" (5.44m x 5.23m)

Twin up and over vehicle entrance doors. Power and light connected.

**Outside** - The property is approached via a tarmac driveway providing generous off road parking with attractive front garden. The rear gardens have been superbly landscaped with a paved patio area adjoining the rear, providing an ideal spot for alfresco dining. Level

lawns are bordered by a variety of well thought out planting, with a further gravel laid seating area at the bottom of the garden.

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



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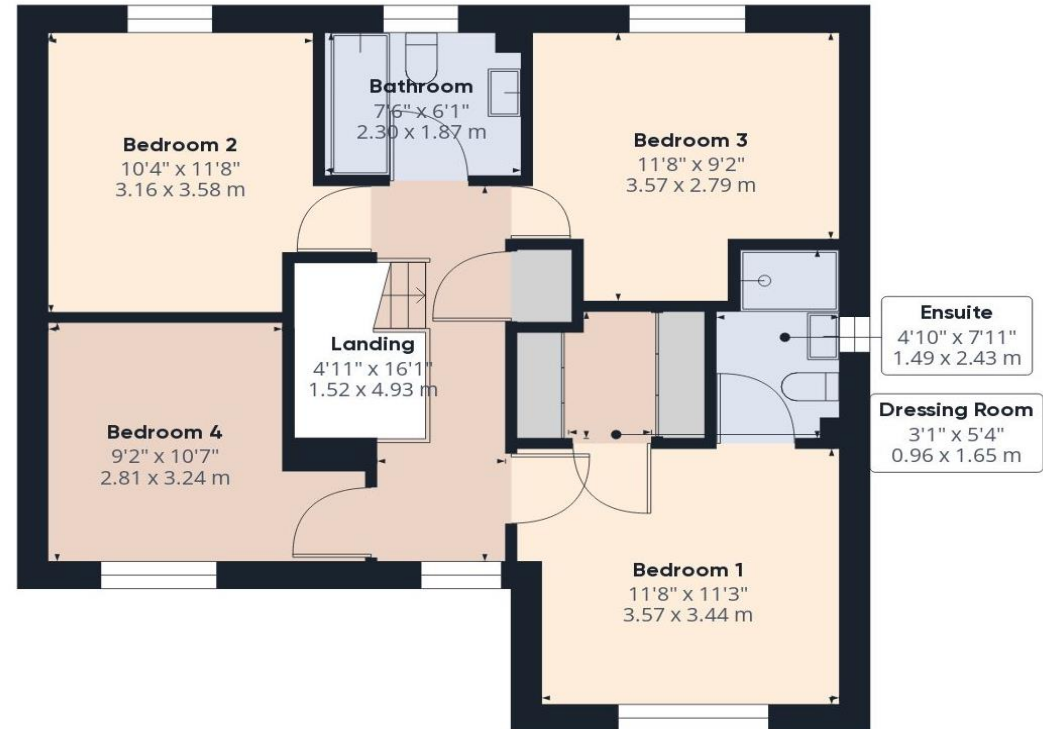
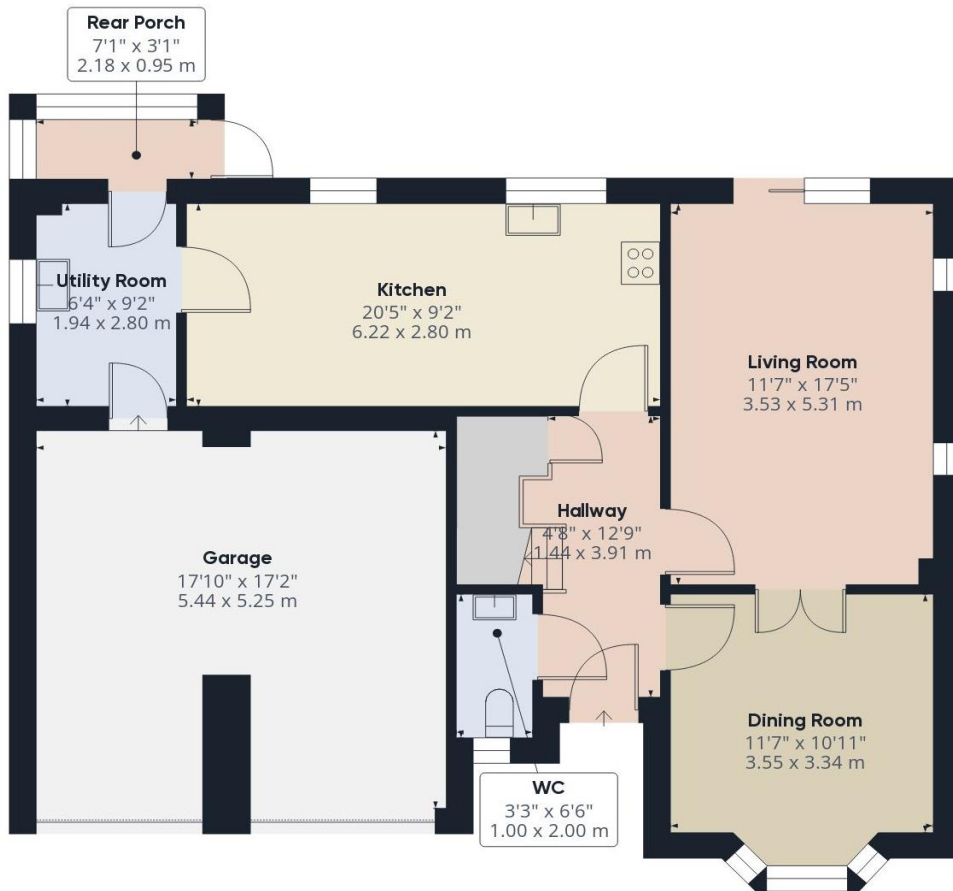


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# We are here to help you find and buy your new home...

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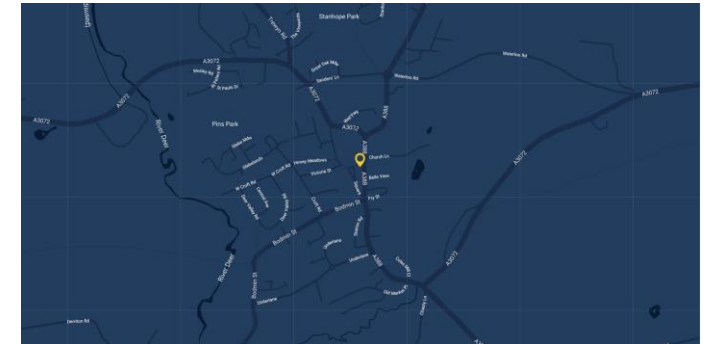
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