

Jacaranda
Berry
Shebbear
Beaworthy
Devon
EX21 5RB

Asking Price: £450,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Jacaranda, Berry, Shebbear, Beaworthy, Devon, EX21 5RB



- ECO FRIENDLY DETACHED BUNGALOW
- IMMACULATELY PRESENTED
- 3 BEDROOMS
- GENEROUS GARDEN PLOT
- DEVELOPMENT POTENTIAL
- LARGE OFF ROAD PARKING AREA
- RANGE OF OUTBUILDINGS
- QUIET AND PEACEFUL SETTING
- COUNTRYSIDE VIEWS
- EPC RATING A.



Situated within the heart of the Devon countryside, in a quiet and peaceful location, on the edge of the highly sought after village of Shebbear is an exciting opportunity to acquire Jacaranda. This immaculately presented, eco-friendly, 3 bedroom bungalow benefits from a large off road parking area, allowing parking for a range of vehicles, a variety of useful outbuildings including car port and workshop, generous plot, split into two garden areas, 1 with a static caravan, providing income and development potential (subject to gaining the necessary consents). To truly appreciate this property an internal viewing is a must! EPC A.



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Directions

From Stibb Cross, which is situated mid-way between Holsworthy, Bideford, and Great Torrington on the A388, take the road signed Shebbear. After 3 miles turn right signed Berry and follow this country road for about 0.5 miles whereupon the property will be found on the right hand side with its name plaque clearly displayed.

Situation

Situated a few miles away from the friendly village of Shebbear, which lies amidst the glorious unspoilt countryside. The village offers a traditional range of 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 Porch - 6'3" x 3'6" (1.9m x 1.07m)

Frosted window to front elevation. Space to hang coats and store shoes. Internal door leading to kitchen/diner.

Kitchen/Diner - 19'2" x 12'10" (5.84m x 3.9m)

A modern fitted kitchen with a range of wall and base mounted units with work surfaces over, incorporating a stainless steel 1 1/2 sink drainer unit with mixer tap. Built in electric oven, 4 ring hob and extractor. Appliances include "Bosch" dishwasher, "Zanussi" washing machine and "Samsung" tumble dryer. Space for free standing fridge/freezer. Ample room for large dining table and chairs. Window and door to rear elevation.

Living Room - 13'1" x 11'9" (4m x 3.58m)

Light and airy reception room with double doors leading to the enclosed rear garden. Feature fireplace housing wood burning stove, with slate hearth and wooden mantle over. Ample room for sitting room suite.

Hallway - 31'2" x 2'11" (9.5m x 0.9m)

Access to 2 large storage cupboards and the loft hatch.

Windows to front elevation overlooking the garden.

Bedroom 1 - 12'6" x 9'8" (3.8m x 2.95m)

Double bedroom with window to rear garden.

Bedroom 2 - 8'10" x 9'1" (2.7m x 2.77m)

Double bedroom with window to rear elevation.

Bedroom 3/Dressing Room - 9'1" x 8' (2.77m x 2.44m)

Set up as a dressing room by the current owners but is also suitable as a 3rd bedroom if required.

Bathroom - 9'11" x 5'6" (3.02m x 1.68m)

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

Office - 13'8" x 10'5" (4.17m x 3.18m)

Currently set up as an office. Housing Oil fired "Grant" boiler. Window to front and side elevations. External door.

Outside - The property is approached via a double wooden gate which gives access to the entrance porch and a large off road parking area, along with a large caravan and car port with further storage to the rear. The tool shed that is situated behind the caravan and car port is 33" x 7'06". Adjoining the drive, is a large open garden which has been decorated with a range of mature shrubs. At the top

end of the garden there is a static caravan which has been used in the past by family and also Air bnb. Next to the caravan is a timber construction which provides 2 dry storage spaces and viewing deck, enjoying stunning views of the surrounding countryside. The garden is bordered by mature trees and hedges, providing a high degree of privacy. To the rear of the property, there is a south facing secret garden which is principally laid to lawn and bordered by mature hedges and close boarded wooden fencing with a greenhouse at the far end. The garden is decorated with a variety of flowers. Adjoining the rear, accessed from the living room, there is a paved patio area providing the ideal spot of alfresco dining and entertaining, with a hammock for sun bathing.

Services - Mains water and electric, plus 7kwh owned solar panels on a south facing roof. Private drainage. Oil fired central heating (the hot water cylinder is also heated by solar). EV car charging point.

EPC Rating - EPC Rating A (103) with the potential to be an A (131). Valid until July 2034.

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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		103	131
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	Not energy efficient - higher running costs	
England, Scotland & Wales		EU Directive 2002/91/EC	

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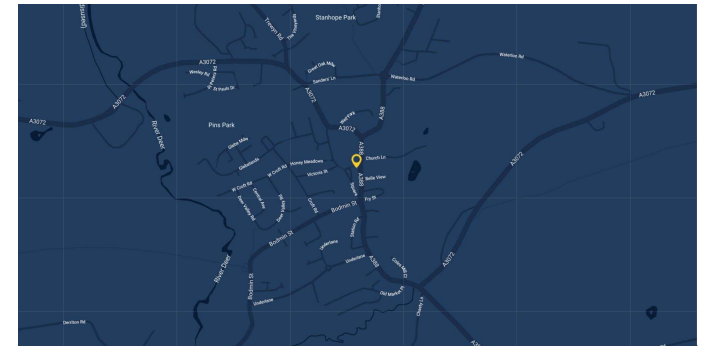
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for a free conveyancing quote and mortgage advice.

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and buy your new home...

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