



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Beltane  
Shebbear  
Beaworthy  
Devon  
EX21 5RZ

**Asking Price: £250,000**  
**Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

Beltane, Shebbear, Beaworthy, Devon, EX21 5RZ



- DETACHED BUNGALOW
- 3 BEDROOMS
- LARGE DRIVEWAY
- DETACHED GARAGE
- GARDEN
- SOUGHT AFTER VILLAGE LOCATION
- AVAILABLE WITH NO ONWARD CHAIN



**An exciting opportunity to acquire this detached, 3 bedroom bungalow situated within the sought after village of Shebbear. The residence offers spacious and versatile accommodation throughout and benefits from off road parking, detached garage and garden. Available with no onward chain. EPC TBC.**



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**Entrance Hall** - 8'8" x 4'3" (2.64m x 1.3m)

Frosted window and door to front elevation. Access to useful storage cupboard. Internal door to the living room.

**Living Room** - 14'7" x 12'5" (4.45m x 3.78m)

A light and airy reception room with windows to front and side elevations. Feature fireplace housing wood burning stove, with red brick surround and wooden mantle over. Ample room for sitting room suite.

**Kitchen/Diner** - 11'4" x 10'1" (3.45m x 3.07m)

Fitted with a range of matching wall and base mounted units with tiled work surface over, incorporating a sink drainer unit with mixer taps. Space for electric oven with 4 ring hob over and extractor. Space for free standing fridge/freezer and plumbing for washing machine. Room for dining table and chairs. Window and door to side elevation.

**Inner Hall** - 8'2" x 6'4" (2.5m x 1.93m)

Provides access to the 3 bedrooms and bathroom.

**Bedroom 1** - 11'8" x 10'1" (3.56m x 3.07m)

Double bedroom with built in wardrobe. Window to rear elevation, overlooking the garden.

**Bedroom 2** - 10'3" x 10' (3.12m x 3.05m)

Double bedroom with built in wardrobe. Window to rear elevation, overlooking the garden.

**Bedroom 3** - 7'9" x 7'6" x (2.36m x 2.29m x)

Built in wardrobe and window to side elevation.

**Bathroom** - 7'9" x 7'4" (2.36m x 2.24m)

A matching 3 piece suite comprising panel bath with mains fed shower over, vanity unit with inset wash hand basin, concealed cistern WC. Airing cupboard housing hot water cylinder. Frosted window to side elevation.

**Outside** - The property is approached via its own tarmacked drive, providing off road parking for several vehicles and giving access to the front entrance door and detached garage. The front garden is principally laid to lawn and bordered by close boarded wooden fencing and mature hedges providing a high degree of privacy. To the side and rear of the property is a paved patio area providing the ideal spot for alfresco dining and entertaining.

**Garage** - 19'10" x 9'8" (6.05m x 2.95m)

Twin doors to front elevation and pedestrian door to side elevation.

**EPC Rating** - EPC TBC.

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

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

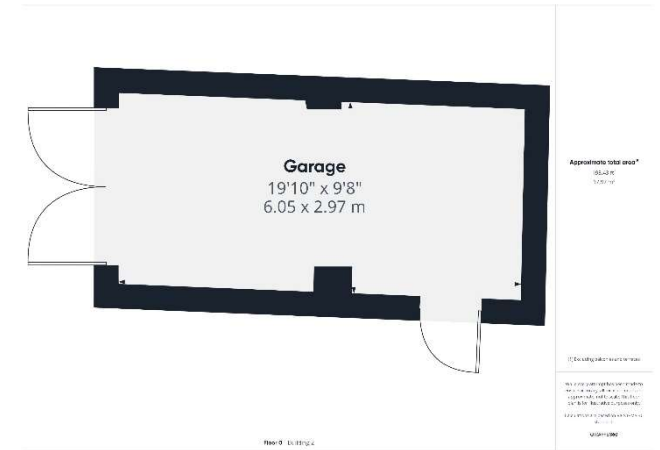
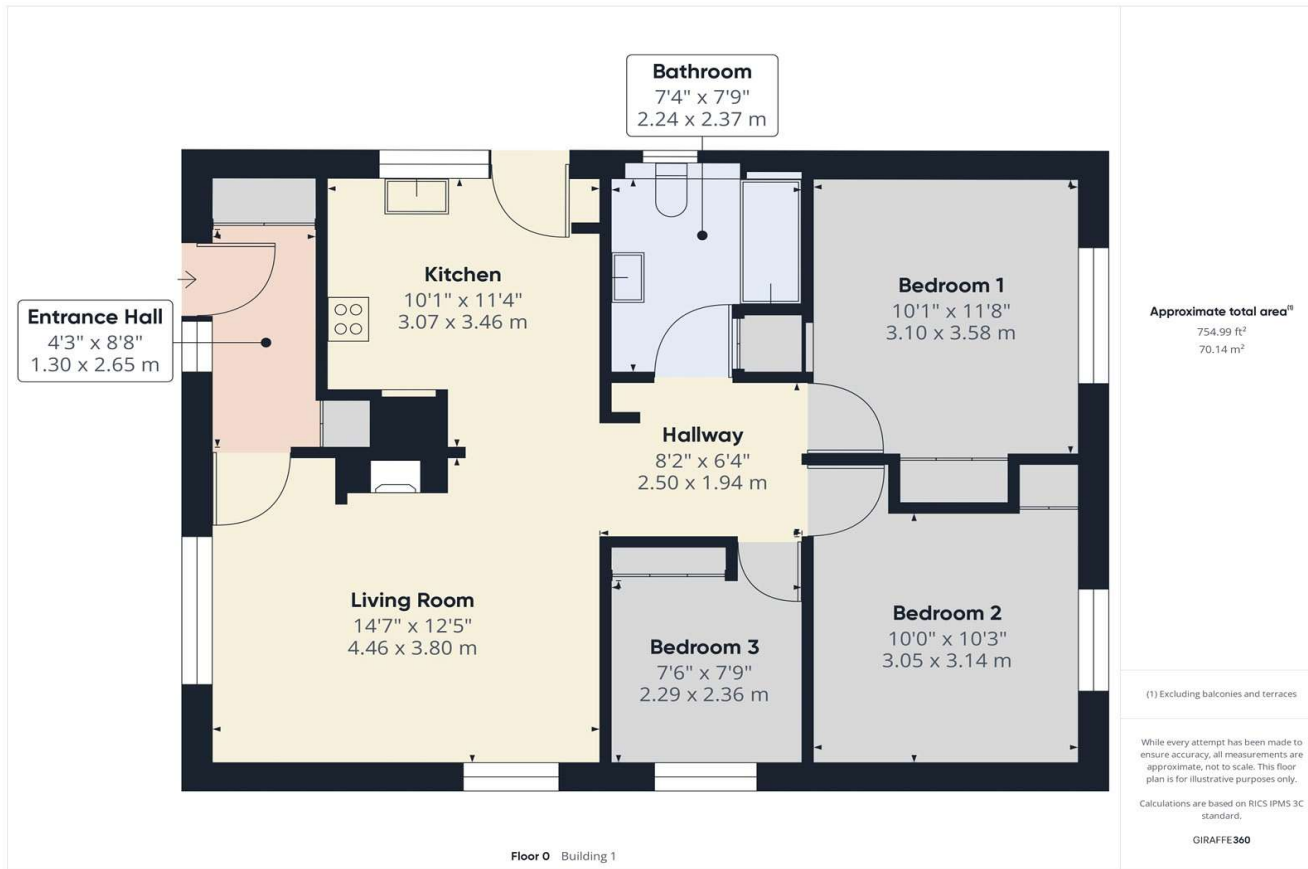
# Changing Lifestyles

## Directions

From Holsworthy proceed on the A3072 Hatherleigh road until reaching Brandis Corner, and here turn left signed Shebbear. Follow this road for 4 miles and upon reaching Highworthy Cross turn left signed Shebbear. Upon reaching Hayes Cross turn left towards Shebbear, follow the road for a short distance and the entrance to the property will be found on the right hand side with a Bond Oxborough Phillips "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.



## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.