



**SHEEPWASH**

**OFFERS OVER £350,000**

**Bright and Spacious Bungalow**

 3 Bedrooms

 1 Bathroom

 3 Reception Rooms

 EPC Rating: E (51)

**MILLER**  
TOWN & COUNTRY



- » NO ONWARD CHAIN
- » Detached 3 Bedroom Bungalow
- » Kitchen / Diner with Bay Window
- » Nearly 19' x 10' Conservatory
- » Recently Fitted Shower Room
- » Enclosed Rear Garden
- » Private Parking

## The Property

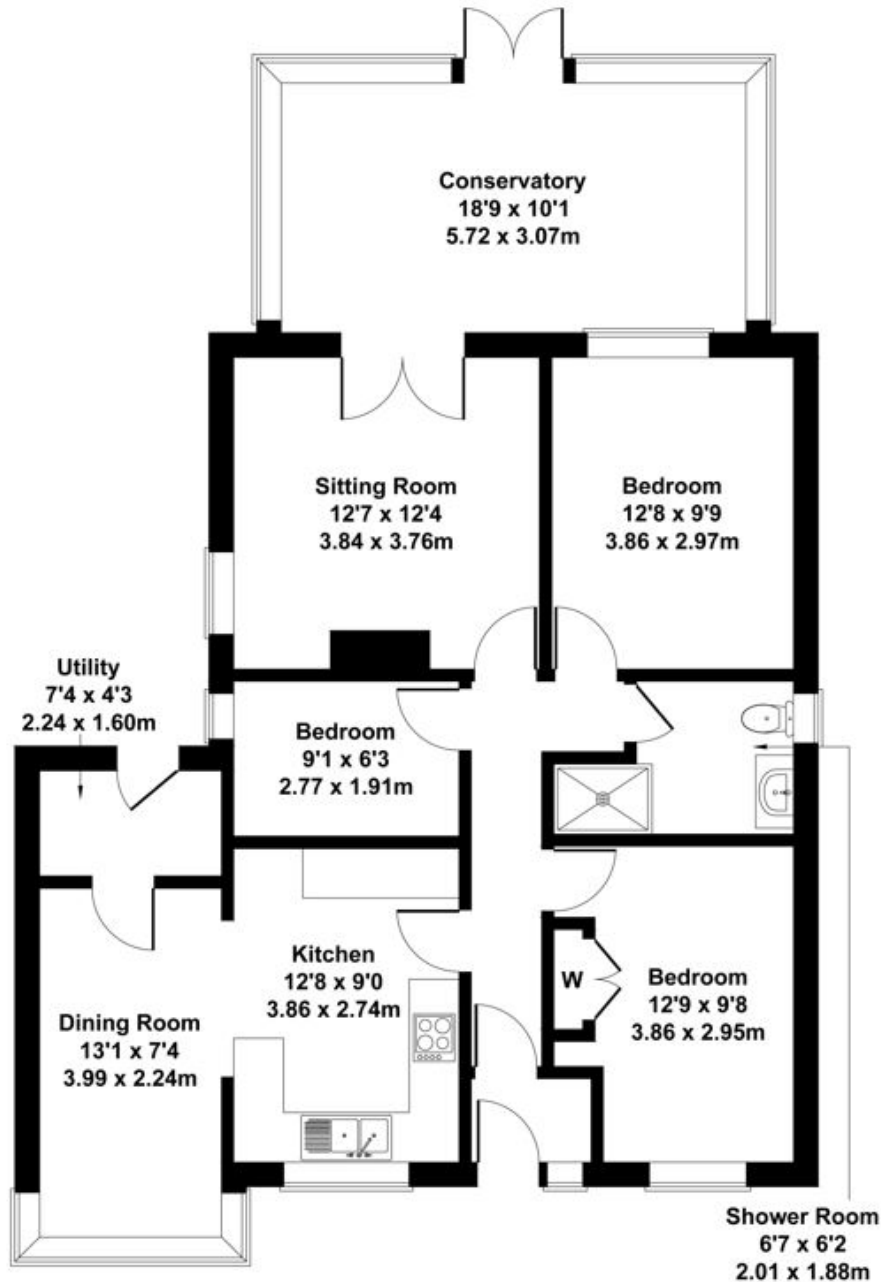
An attractive and spacious bungalow located at the edge of the popular village of Sheepwash. The private drive leads to the front door, which opens into a convenient porch and then on to the hallway. To your left are the kitchen and dining room that are filled with natural light from the bay window and large window over the sink. There is also a useful utility room to the rear of the dining room that doubles as a boot room when entering from the rear garden. Along the hallway are two double bedrooms, one with fitted wardrobes, a single bedroom, the recently fitted shower room and the sitting room with wood burner. Glazed french doors lead from the sitting room to the nearly 19' x 10' conservatory that was only recently built. To the rear is an approximately 80' x 40' enclosed garden, which has a recently laid brick paver patio, lawned garden, vegetable patch, greenhouse, chicken run and timber shed.



## Outside

Private driveway with parking for 2 - 3 cars. Enclosed rectangular rear garden with lawns, patio area, shed, greenhouse, chicken run and vegetable patch.

Approximate Gross Internal Area  
1088 sq ft - 101 sq m



## GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

## Location

The bungalow is ideally located for easy access to the village square and its highly regarded public house with integrated village shop. Primary schooling is available nearby in the villages of Highampton and Black Torrington, where there is also a doctors surgery. The small town of Hatherleigh has a popular Ofsted-rated 'Good' community primary school, and Hatherleigh also boasts a Co-Op supermarket, doctors surgery and vets, amongst other amenities. The ISI-rated 'Excellent' Shebbear College is under 5 miles away, and additional primary and secondary schooling are available in Holsworthy and Okehampton, which also have a wider range of local amenities including a variety of supermarkets, banks, leisure centres and retail outlets. The north coast at Bude and its sandy beaches are around 30 minutes away, and the wilds of Dartmoor can be reached in as little as 20 minutes.

## Ground Floor

Kitchen 12'8" x 9'0"

Dining 13'1" x 7'4"

Utility 7'4" x 4'3"

Living Room 12'7" x 12'4"

Bedroom 1 12'9" x 9'8"

Bedroom 2 12'8" x 9'9"

Bedroom 3 9'1" x 6'3"

Shower Room 6'7" x 6'2"

Conservatory 18'9" x 10'1"

**Services:** Mains electricity, water and drainage.  
Underground LPG tank. LPG central heating.

**Council Tax Band:** D



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**VIEWING:**

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**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
but their accuracy is not guaranteed nor do  
they form part of any contract.

