



8 Shepherds Meadow
Beaford | Torrington | EX19 8NF

JAMES FLETCHER
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8 Shepherds Meadow, Beaford

Tucked away within a private cul-de-sac, this immaculately presented 3 bedroom detached bungalow occupies a favourable position within the quintessential North Devon village of Beaford. Having been significantly improved in recent years, including the addition of an impressive lounge extension to the rear, the property now offers well-planned accommodation, ample off-road parking, a single garage and a South-facing rear garden. Just 5 miles from the popular market town of Torrington, the bungalow is perfect for those looking for an easy to run property within this peaceful village, yet also offering easy access to nearby amenities.

Beaford is a quintessential North Devon village, offering a popular primary school, shop, garage and local pub, along with a thriving community spirit. The nearby villages of Dolton and Winkleigh both offer additional facilities including local shops, a post office, doctor's surgery and a mobile bank and library, as well as further primary schools. Approximately 5 miles distant is the historic town of Torrington, also known as Great Torrington. This charming market town, brimming with rich history and natural beauty offers stunning vistas and an abundance of outdoor activities, from scenic walks along the Tarka Trail and Torrington Commons, to exploring the lush surroundings of RHS Garden Rosemoor. The town itself boasts an array of independent shops, cafes, and the renowned Plough Arts Centre providing a cultural hub. Perfect for families and those seeking a peaceful yet connected lifestyle, Torrington combines rural tranquillity with easy access to the larger towns of Bideford and Barnstaple. Bideford provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping. From here, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South. The A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington. To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919



STEP INSIDE

Tucked away within a private cul-de-sac, this immaculately presented 3 bedroom detached bungalow occupies a favourable position within the quintessential North Devon village of Beaford. The bungalow immediately opens into the generous and well-fitted open-plan kitchen/diner. The kitchen itself is fitted with a range of work surfaces comprising a 1 1/2 bowl stainless steel sink and drainer unit with drawers and cupboards below and matching wall units over, space for a large oven with extractor over, built-in dishwasher & washing machine, space for a large fridge & freezer, breakfast bar and ample dining space. The kitchen then opens to the impressive lounge at the rear, with double doors onto the South-facing garden. This spacious reception room is flooded with natural light and enjoys a tranquil outlook. In addition, the inner hall provides a useful storage cupboard and leads to the large main bedroom with an ensuite bathroom. The ensuite comprises a bath with shower over, low-level W.C, wash basin with vanity unit below, heated towel rail, underfloor heating and low-level plinth lighting. There are two further double bedrooms, the smallest is currently utilised as a snug/guest bedroom, along with the family shower room. Comprising a large shower, low-level W.C, wash basin and heated towel rail. Stylishly finished, immaculately presented throughout and flooded with natural light, the bungalow is perfect for those seeking an easy to run home within a quiet location.

OUTSIDE & PARKING

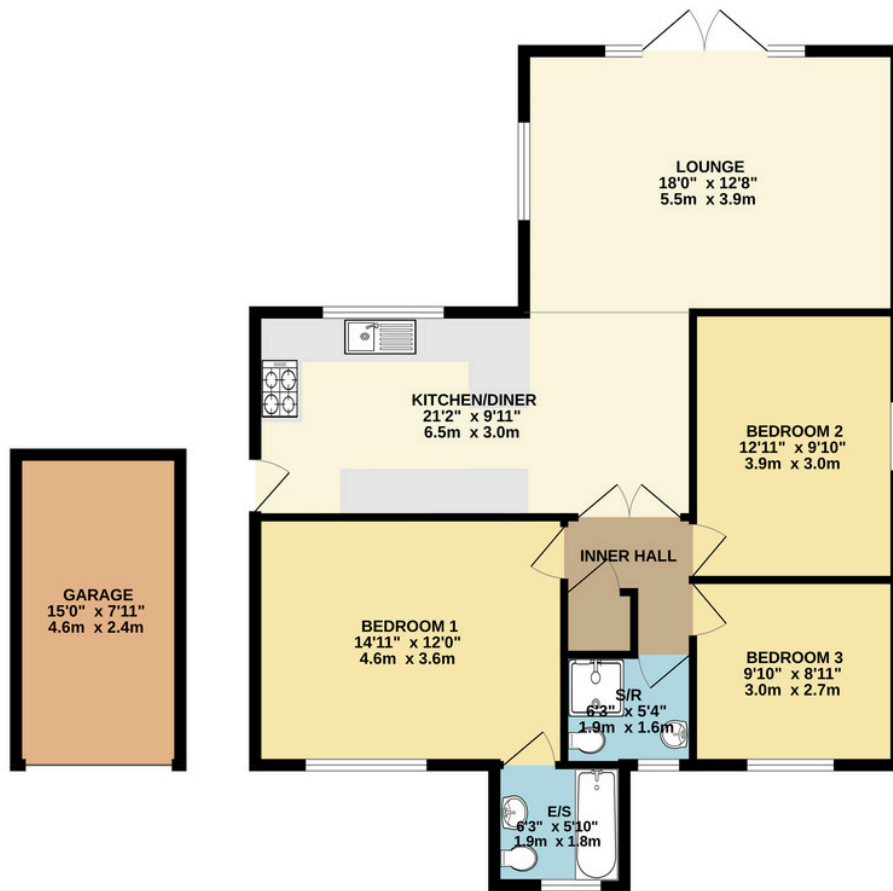
The property is approached at the front by a long driveway providing ample off-road parking and leading to the garage, along with a lawned garden with mature plants and shrubs. There is side access to the rear of the property which boasts a sunny, South-facing garden with a large patio and level lawn, space for a shed and large summer house with power connected, along with attractive flower beds and borders stocked with a variety of mature plants and shrubs. Taking full-advantage of the sun throughout the day, the rear garden is a real feature of the home and the perfect place to escape to.

AGENTS NOTE

In accordance with the Estate Agents Act 1979 sections 21, 31 and 32, any potential purchasers are drawn to the fact that the owners of this property are related to the selling agent at eXp.







SHEPHERDS MEADOW, BEAFORD
 TOTAL FLOOR AREA: 1061 sq.ft. (98.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services: Mains Electricity, Water & Drainage. Oil-fired central heating.
Tenure: Freehold
EPC: D
Council Tax: Band C
Local Authority: Torridge District Council
Sellers Position: No Onward Chain!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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