



Endfield Bungalow



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Shebbear, Beaworthy, EX21 5RY

Within Shebbear Village, Bideford 13 miles, Holsworthy 10 miles.

Individual detached three-bedroom chalet bungalow with fabulous gardens that extend to around 1.3 acres and situated within the heart of this traditional Devon village

- Detached chalet bungalow
- Rare opportunity
- Ample parking, garage, workshop and pole barn
- Freehold
- Set within 1.3 acres
- Set within the heart of the village
- First time on the market since built
- Council tax band E

Guide Price £575,000

SITUATION

Endfield Bungalow is situated within the heart of Shebbear which is a community-spirited village offering a range of amenities such as a primary school, the private school 'Shebbear College', places of worship, village hall, mobile Post Office and local Inn. A regular bus service currently runs twice daily to Barnstaple, Bideford and Holsworthy towns.

The nearby port and market town of Bideford sits on the banks of the River Torridge and offers a wide range of amenities including various shops, butchers, bakeries, pubs, restaurants and cafes. There is also places of worship, schooling for all ages (public and private), 5 supermarkets and access to the Tarka Trail for superb walks and cycle rides. The regional centre of Barnstaple has a number of shopping and commercial venues, transport links including train station and via the A361 link, connects to the motorway (Junction 27) M5.



DESCRIPTION

This is a wonderful opportunity to purchase an individual detached three-bedroom chalet bungalow with fabulous gardens extending to around 1.3 acres situated within the heart of this traditional Devon village. We understand the property was built circa 1998 and this will be the first time that it has entered the market for sale. The accommodation is well-presented, spacious and arranged over two storeys yet offers the opportunity to extend further if desired. Externally the house is well set back from the road and benefits from ample driveway parking, double garage, car port/workshop and pole barn. We do envisage that there could be potential here for development in the garden subject to necessary planning permission.

ACCOMMODATION

Front door leads to entrance hall with stairs to first floor, bathroom which includes bath, WC and sink and two double bedrooms. To the rear of the property is the kitchen/diner which includes a range of fitted units, oven with electric hob, inset sink, oil-fired Rayburn, space for dining table and French doors leading to the garden. Access to the front sitting room with electric fireplace and French doors to driveway and garden. Also accessed from the kitchen is the utility room with WC, built-in units, inset sink, space for white goods and access to the front, garage and rear garden.

First floor landing area with access to a the light, spacious double bedroom with two Velux windows. Shower room with shower cubicle, WC and sink and a hobby/office room with Velux window.

OUTSIDE

The gardens and grounds to the property must be seen to be appreciated. To the front is a long driveway with well-stocked border and front garden area with an assortment of plants and shrubs. There is parking for around five vehicles, turning area, double garage with up and over door, carport/workshop and access to the rear garden.

The rear garden is a real rarity for this location with over an acre of sweeping lawns and bordered by established shrubs and trees giving the property complete privacy. There is a patio terrace to the rear of the property for seating, vegetable garden, potting shed, pole barn and single garden shed.

SERVICES

All mains connected. Oil central heating.

Traditional brick construction with tiled roof.

According to Ofcom, Superfast broadband is available at the property and mobile signal is likely with EE, Vodaphone, O2 and Three. For further information please see the Ofcom website.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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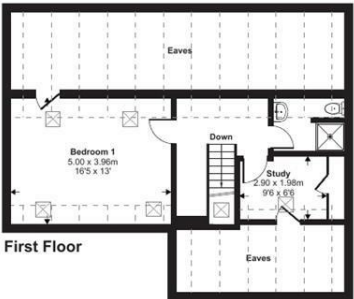
01237 425030



Denotes restricted
head height

Approximate Area = 1460 sq ft / 135.6 sq m
Limited Use Area(s) = 546 sq ft / 50.7 sq m
Garage & Workshop = 577 sq ft / 53.6 sq m
Total = 2583 sq ft / 239.9 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags, REF: 1146247



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