



Norbeth,



# Norbeth,

Shaugh Prior, Plymouth, Devon PL7 5HA

Plymouth City Centre 9.2 miles, Plymouth Train Station 9.8 Miles, Exeter Airport 45.1 Miles

A beautifully presented detached bungalow with mature gardens and far reaching views set in the village of Shaugh Prior.

- Detached Bungalow
- Private Driveway
- Beautiful South Facing Garden
- Freehold
- Three Bedrooms
- Garage
- Scope to Extend (STPP)
- Council Tax Band D

Guide Price £450,000

## SITUATION

Nestled in the charming moorland village of Shaugh Prior, this lovely family home offers a peaceful retreat amidst Dartmoor National Park's southern edge. Enjoying the quiet surroundings and close-knit community atmosphere, Shaugh Prior provides essential amenities including a cozy pub, a local church, and a reputable primary school. Nearby, the lush expanses of Burrator, Sheepstor, and Plym Valley offer opportunities for outdoor activities like leisurely walks, horseback riding, and golfing.

Convenient transportation links ensure easy access to the City Centre, neighbouring towns, and Ivybridge Community College via regular bus services. For additional shopping and services, Plympton is just a short drive away, while Plymouth, known for its scenic harbour and cultural offerings, provides a wider range of amenities, including theatres, cinemas, and dining options at the Royal William Yard.

With proximity to Derriford Hospital and major business districts, as well as mainline train services to London Paddington and Penzance, this home offers both tranquillity and accessibility. Explore the countryside charm of Shaugh Prior while remaining well-connected to urban conveniences and transportation options.



## DESCRIPTION

A detached three double bedroom bungalow situated on a generous sized plot with off street parking and a private garage. The property enjoys far reaching countryside views and offers comfortable and practical accommodation for both entertaining and family life. This home also offers a buyer the scope, subject to planning permission, to extend into the loft to create a further one or two bedrooms.

## ACCOMMODATION

This light and spacious accommodation, which comprises of an entrance hallway leading to the rear of the property where there is an attractive modern kitchen/diner and a reception room with a working log burner, with both rooms benefiting from countryside views. The accommodation benefits further from a double bedroom with an en-suite shower room, two further double bedrooms, a three piece family bathroom and from the reception there are sliding doors leading to the balcony/terrace.

## OUTSIDE

The property is entered via a private driveway, providing off street parking for multiple vehicles. This beautiful home sits on a generous plot of approximately half an acre incorporating driveway and gardens surrounding the property. The south facing rear garden is a real feature of this property and has a patio, lawn area and a mature woodland area, including Magnolia and fruit trees, which backs onto fields. There is also a private garage and store room which provides plenty of outside storage.

## SERVICES

Mains Electricity and water, Oil fired central heating, private drainage.  
Full mobile coverage via EE, Vodafone and O2 are available at the property.



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) <b>A</b>			77
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1201 sq ft / 111.5 sq m (includes garage)  
 Store Room = 150 sq ft / 14 sq m  
 Total = 1359 sq ft / 126.2 sq m  
 For identification only - Not to scale

**Outbuilding**

Store Room  
6.25 x 2.24m  
20'6 x 7'4

**Ground Floor**

Store  
3.20 x 0.91m  
10'6 x 3'

Balcony  
6.25 x 2.24m  
20'6 x 7'4

Kitchen / Diner  
5.72 x 3.78m  
18'9 x 12'5

Sitting Room  
4.37 x 3.61m  
14'4 x 11'10

Bedroom 1  
3.86 x 3.12m  
12'8 x 10'3

Bedroom 2  
4.39 x 2.95m  
14'5 x 9'8

Bedroom 3  
4.39 x 2.41m  
14'5 x 7'11

Garage  
4.98 x 2.41m  
16'4 x 7'11

**RICS Certified Property Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 959514