



3 Meadow Park



Village Centre 0.4 miles - Holsworthy 9.8 miles - Great Torrington 9.4 miles

A superbly presented detached family home in a popular village position.

- 4 Bedrooms (1 En Suite)
- Popular Village Position
- Open Plan Sitting/Dining Room
- Kitchen
- Study / Bedroom 5
- Off Road Parking & Garage
- Garden
- Countryside Views
- Freehold
- Council Tax Band: D

Guide Price £450,000



SITUATION

The property is situated within the rural village of Shebbear. The historic market town of Holsworthy is 9.8 miles away which has a wide variety of amenities including doctors', dentists' and veterinary surgeries, two agricultural/equestrian based retail outlets and a Waitrose supermarket. Bude, on the North Cornish coast, is some 19.5 miles to the west and has several sandy beaches with some of the county's finest surfing facilities and walks along the picturesque coastline. Okehampton, on the northern fringes of the Dartmoor National Park, gives access to the A30 dual carriageway with Exeter approximately 24 miles from Okehampton giving access to the M5 motorway.

DESCRIPTION

A well presented detached family home offering generous accommodation and impressive countryside views. The accommodation briefly comprises; 4 bedrooms (1 en suite), sitting room, dining room, study, kitchen, WC, bathroom, garage, off road parking and a delightful enclosed rear garden.

ACCOMMODATION

Front door opens into a spacious entrance hall with a WC and stairs rising to the first floor. The kitchen comprises a range of wall mounted cupboard, base units and drawers, inset sink, integrated appliances, space for a range cooker with an extractor hood over and a door leading out to the side of the property. The open plan sitting/dining room is a generous size and enjoys superb views over the adjoining countryside with two sets of double doors leading out to a balcony. The ground floor is completed by a study with a door leading through to the single garage with further space for appliances and an up and over door.

The first floor offers a landing, 4 bedrooms and a family bathroom with a bath, WC, shower and a wash hand basin. Bedroom 1 benefits from a range of built in wardrobes and stunning views. Bedroom 2 has an en suite shower room with a shower, WC and a wash hand basin.

OUTSIDE

To the front the property has an area of lawn and a drive providing parking for 2 vehicles in front of the garage. To the rear the property benefits from a balcony with steps down onto an area of lawn and further steps leading down to the main garden which is laid to lawn with shrub boundaries. There are two storage sheds to the side of the property providing useful outside storage.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Broadband available: Superfast and Standard ADSL. Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

AGENTS NOTE

Please note that the photographs were taken in 2022.

VIEWINGS

Strictly by prior appointment with the vendor's sole appointed agents, Stags.

DIRECTIONS

On following signs to Shebbear village, upon seeing Shebbear College on your right hand side, after a short distance turn right signposted towards Shebbear. Continue for approximately 0.4 miles, you will see Meadow Park on your right, turn right and you will see the property on your right as you follow the road around to the left.

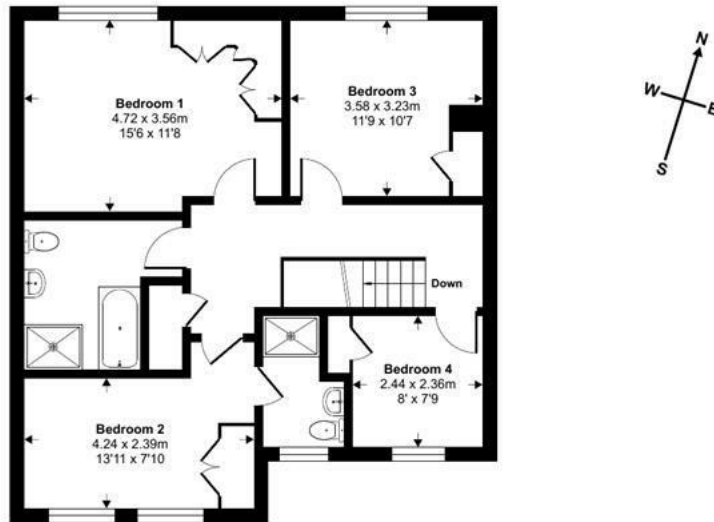
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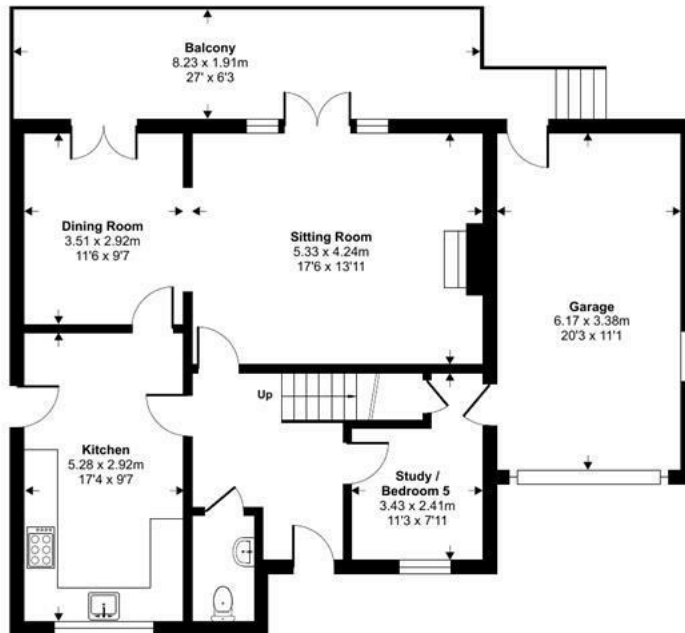


Approximate Area = 1742 sq ft / 162 sq m (includes garage)

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). © nichecom 2022. Produced for Stags. REF: 629134

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
(92-100) A			
(81-91) B			
(69-80) C		71	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

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