



Bordhay



Bordhay

Sheldon, Honiton, EX14 4QU

Kentisbeare 4 miles Hemyock 4.3 miles Uffculme School 5.9 miles

Spacious bungalow backing on to open fields in the Blackdown Hills

- 0.247 acres (0.1 ha)
- 3 Double bedrooms
- Garage and parking
- Quiet position
- EPC Band D
- Good size bungalow
- Rural location
- Backing on to open fields
- Council tax band E
- Freehold

Guide Price £425,000

Set on a peaceful lane on the edge of Sheldon, this detached bungalow enjoys a private and picturesque setting within the Blackdown Hills National Landscape. Ideally located between the villages of Kentisbeare, Hemyock, and Culmstock.

Built in the late 1980s, the bungalow is a well-constructed brick home under a tiled roof with timber-framed double glazing. Sitting in a generous, near-level plot, the house features spacious, light-filled rooms that overlook the surrounding gardens.

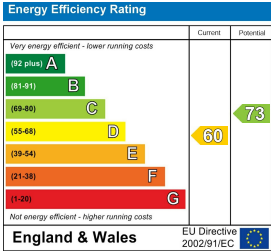
The interior is in good decorative order and offers scope to modernise the kitchen and bathrooms to suit personal tastes.

The property is connected to mains water, electric. Septic tank drainage (not tested) and oil fired central heating via a condensing boiler. Standard broadband available (upto 5 Mbps), or 5G available via EE, mobile signal likely outside with EE, Three, O2 and Vodafone (Ofcom).





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.



Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk
01404 45885



Total Area: 165.5 m² ... 1781 ft²
This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London