

6 Lukes Farm, Sheepwash

Beaworthy

£270,000

godfrey short & squire









6 Lukes Farm

Sheepwash, Beaworthy

This modern three bedroom detached house offers a fantastic opportunity to enjoy village living in the heart of Devon, just five miles from Hatherleigh and only 20 miles from the stunning North Devon coast. The home is chain free and thoughtfully designed for energy efficiency, providing both comfort and cost savings. Inside, the spacious living areas have stylish finishes throughout. The open-plan kitchen and dining space is perfect for entertaining, and the bi-fold doors seamlessly connect the indoors to the garden. Peace of mind comes as standard with a 10 year LABC warranty, ensuring a secure and low-maintenance lifestyle in a friendly village setting. Step outside and you'll discover a fully enclosed garden,with a level lawn and a patio area perfect for al fresco dining or morning coffee in the sun. The garden is easily accessed from the main living space or via a convenient side gate off the driveway.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Last remaining plot
- Energy Efficient by Design
- 10 Year LABC warranty
- Super fast broadband available
- Bi-fold doors to garden
- Only 20 Miles to the North Devon Coast
- Hatherleigh 5 Miles

Entrance Hall

WC

Living Room
17' 9" x 11' 6" (5.40m x 3.50m)

Kitchen / diner
18' 1" x 11' 10" (5.50m x 3.60m)

Landing

Bedroom 1
11' 6" x 10' 6" (3.50m x 3.20m)

Bedroom 2
10' 2" x 10' 2" (3.10m x 3.10m)

Bedroom 3
11' 10" x 7' 7" (3.60m x 2.30m)

Bathroom

These particulars provide a fair description of the property, but no responsibility is accepted for any errors or inaccuracies and they do not form an offer or contract. Services and appliances, including central heating, have not been tested, and buyers should satisfy themselves as to their condition and working order. Reconnection charges may apply to disconnected or drained services in unoccupied properties. All measurements are approximate.

Agents Note

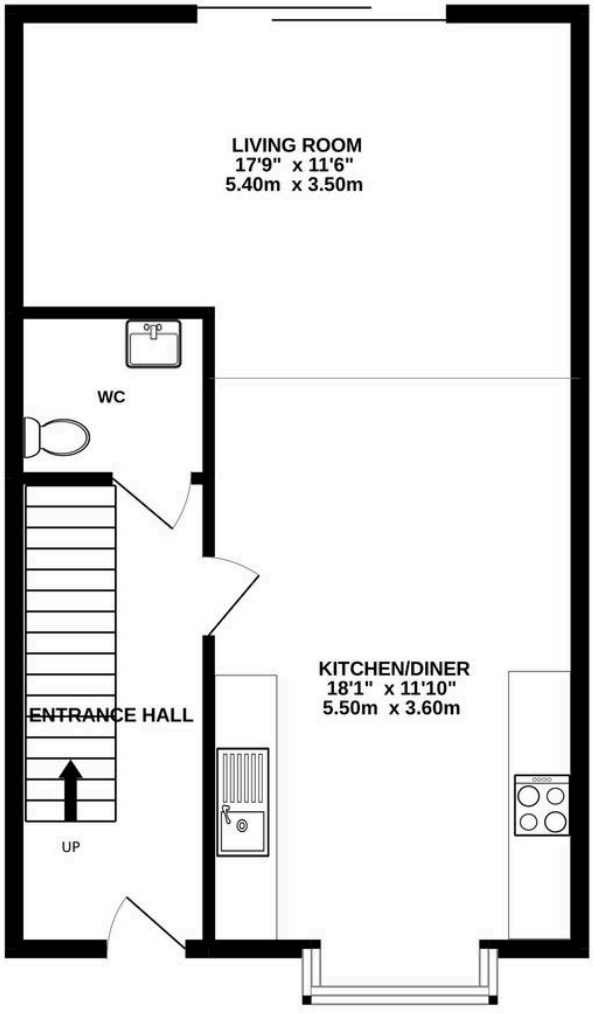
There will be a management company charge to be confirmed to cover the maintenance of the open areas.



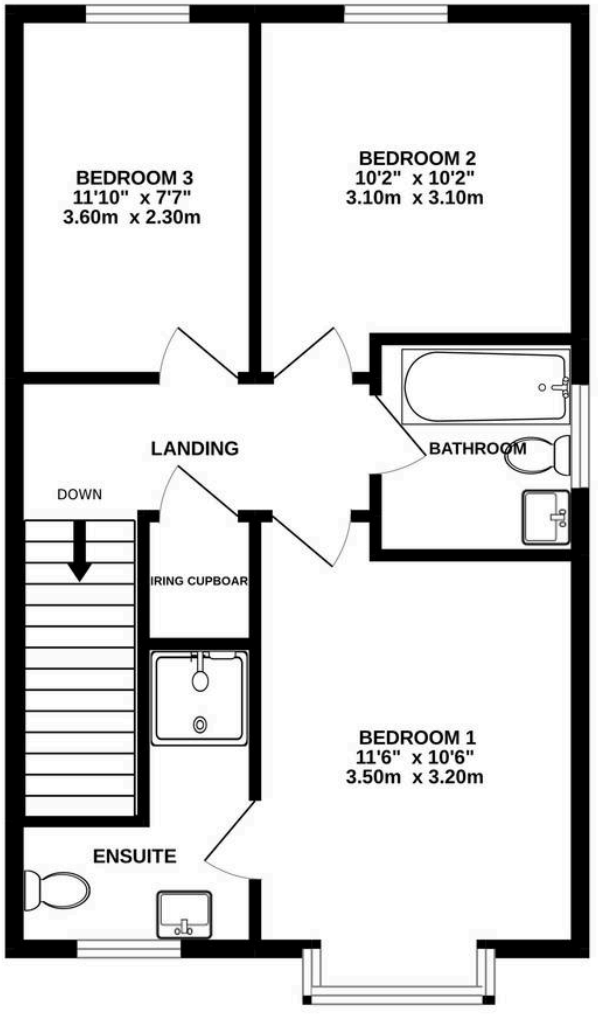




GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 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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