



Summerhayes

Shebbear, Beaworthy, EX21 5RZ

KIVELLS

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£400,000 Guide Price

Three bedroom detached bungalow set on a substantial plot

Part-built extension offering potential for a fourth bedroom and impressive open-plan kitchen/dining room

Exciting opportunity to complete and personalise an existing project

Ample off-road parking and generous rear garden

Offered for sale with no onward chain

Located within a sought-after village location

EPC Rating: TBC





Description

An exciting opportunity to acquire a three-bedroom detached bungalow set within a substantial plot, offering fantastic potential to complete an ongoing extension project and create a spacious four-bedroom family home.

The existing accommodation briefly comprises an entrance hall, living room, kitchen, three bedrooms and family bathroom. A particular feature of the property is the substantial extension which has already been constructed and now requires completion. Once finished, the proposed accommodation offers the opportunity to create an impressive open-plan kitchen/dining room together with a large fourth bedroom in the living room, significantly increasing the overall living space and allowing a purchaser to complete the property to their own specification.

Outside, the bungalow benefits from ample off-road parking and a large rear garden. The garden is predominantly laid to lawn with established boundaries and provides an excellent amount of outside space, complementing the extended accommodation.

Situated in a sought-after village location, the property represents a rare opportunity for the incoming purchaser to complete and personalise a project to create a substantial family home.

Situation

The property is situated within the popular village of Shebbear, surrounded by attractive North Devon countryside. The village offers a good range of local amenities including a village shop, traditional public house, primary school, village hall and places of worship. Shebbear is also well known for Shebbear College, an independent day and boarding school situated on the edge of the village.

The nearby market town of Holsworthy, approximately 9 miles away, provides a comprehensive range of everyday amenities including supermarkets, shops, leisure and recreational facilities.

The port and market town of Bideford is also within easy reach, approximately 11 miles away, offering a wider range of shopping, schooling and recreational facilities, together with access to the popular Tarka Trail.

The location is well placed for exploring the wider North Devon and North Cornwall area, with the popular coastal resort of Bude also easily accessible to the west. Bude offers a good range of independent shops, supermarkets, restaurants and leisure facilities, together with its sandy beaches, canal and dramatic coastline.

Accommodation

Entrance via part-glazed uPVC door into:

ENTRANCE HALL

Vinyl flooring, fitted carpet and radiator. Access to a large storage cupboard and the loft hatch.

LIVING ROOM

A well-presented reception room with a window to the front elevation. Feature fireplace with timber mantle and recessed shelving to either side. Fitted carpet and radiator.

KITCHEN

Fitted with a range of base units with wood-effect work surfaces over and tiled splashbacks. Inset stainless-steel sink and drainer. Space for a washing machine and further free-standing appliance space. Window to the rear elevation, vinyl flooring and radiator. Door to:

PART-BUILT EXTENSION

A substantial single-storey extension has been constructed to the side of the existing bungalow and now requires completion. The approved scheme is designed to provide a generous open-plan kitchen/dining room with a utility and shower room together with an additional bedroom by converting the existing living room.

BEDROOM ONE

A good-sized double bedroom with a window to the rear elevation. Fitted carpet and radiator.

BEDROOM TWO

A further double bedroom with a window to the front elevation. Fitted carpet and radiator.

BEDROOM THREE

Single bedroom with a window to the front elevation. Fitted carpet and radiator.

BATHROOM

Fitted suite comprising a bath with electric shower over and glazed screen, wash hand basin and WC. Obscure glazed window to the rear elevation and heated towel rail.

OUTSIDE

The property is approached via a generous driveway providing ample off-road parking.

To the rear is a substantial garden, predominantly laid to lawn with established boundaries and an attractive outlook across the surrounding countryside. A decked seating area immediately adjoins the house and extension, providing an ideal space for outdoor dining and entertaining.



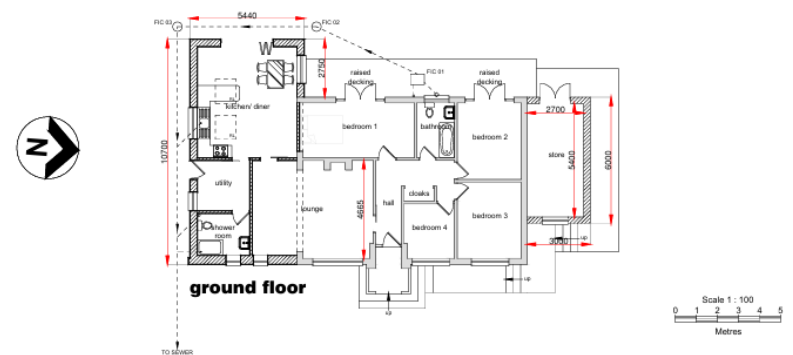
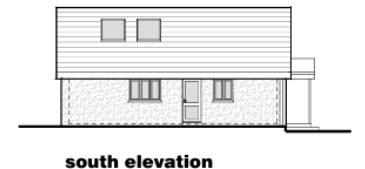
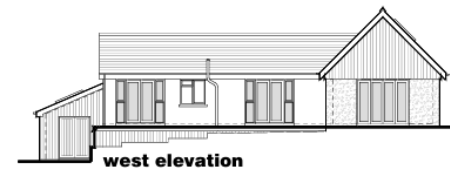
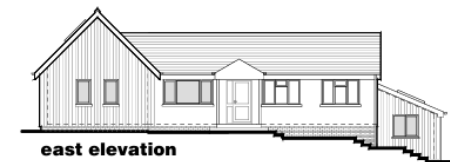
Planning Permission

Reference: 1/0119/2023/FUL

“Demolition of garage and covered way and erection of single storey extensions together with alterations to existing dwelling.”

Planning permission was granted under application **1/0119/2023/FUL** for the demolition of the existing garage and covered way and the erection of single-storey extensions together with alterations to the existing dwelling.

Works have commenced, with a substantial part of the approved extension already constructed. Once completed, the approved scheme provides the opportunity to create a considerably enlarged four-bedroom home, including an impressive open-plan kitchen/dining space as well as an additional store to the side of the property.



Floor Plan

Floor plan for identification purposes only, not to scale



Services

Mains water, drainage and electricity. Gas fired central heating.



EE Rating - TBC



Council Tax Band - C



Directions

What3Words - ///clouding.buying.slicing



Virtual Tour

Available upon request.

Viewings strictly by appointment only

Please ring **01288 359999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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