



15 AISH PARK
SHEBBEAR, BEAWORTHY, DEVON, EX21 5QL

O.I.R.O £380,000

Welcome to 15 Aish Park, a well maintained four bedroom detached family home, ideally positioned within the sought-after village of Shebbear - a setting that offers a strong sense of community alongside everyday convenience.

A light entrance hall sets the tone on arrival, creating an immediate sense of space and practicality. A useful cloakroom WC sits just off the hallway, while doors lead through to two generous reception rooms, providing flexibility for modern family living.

To the front, the dining room, with its attractive bay window, offers a pleasant setting for family meals and gatherings. To the rear, the lounge overlooks the garden and opens directly onto the patio through glazed doors - allowing for an easy flow between inside and out, ideal for summer evenings or simply enjoying the garden outlook throughout the year.

The well-appointed kitchen includes integrated appliances and connects conveniently to a separate utility room, keeping everyday tasks neatly organised and out of sight.

Upstairs, four well-proportioned bedrooms provide comfortable accommodation for growing families or guests. The principal bedroom benefits from a walk-in wardrobe and private en-suite shower room, creating a peaceful retreat at the end of the day.

Two bedrooms overlook the front of the property, with two enjoying views over the rear garden. Meanwhile, the tiled family bathroom includes a bath with shower over.





Externally, driveway parking sits in front of the integral garage, offering both convenience and additional storage.

The enclosed rear garden features a lawned area, patio seating space and established shrubs and flowers that bring colour and seasonal interest. Useful side access adds further practicality.

LOCATION

Life in Shebbear is wonderfully rooted in community warmth and unspoilt rural charm. Residents enjoy peaceful countryside walks, a slower, more mindful pace of living, and a welcoming village atmosphere centred around familiar landmarks such as The Devil's Stone Inn, where good food, friendly faces and local tradition come together.

The village also benefits from excellent nearby schooling and a range of everyday amenities, all contributing to a lifestyle that feels both connected and comfortably removed from the rush of modern life.

15 Aish Park offers a solid, well cared for home in a friendly and convenient location - ready for its next chapter.

NEED TO KNOW

Services: Mains electricity and water connected. Oil fired central heating.
Energy Performance Certificate (EPC): E (52)
Council Tax: Band D (£2,430.67 per annum)

What3Words: centrally.elders.decortator





24 The Quay | Bideford | Devon | EX39 2EZ



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

t: 01237 422433

e: info@regencyestateagents.com

w: regencyestateagents.com

rightmove

