



**Ashwater
Beaworthy
Devon
EX21 5UW**

Offers in Excess of £740,000

bettermove

Beaworthy

Bettermove are proud to present this Grade II Listed 4 bedroom detached house in Ashwater.

The property benefits from 4 log burners providing heating throughout, private drainage, fibre broadband, mains water and has off street parking available. The council tax band is E.

The interior of this beautifully presented property comprises two spacious reception rooms, dining room, utility room, office room which can be used a 5th bedroom with ensuite facilities and the fitted kitchen on the ground floor. The first floor consists of 4 bedrooms and the family bathroom. The current office room can be potentially used as a 5th bedroom. The exterior boasts a large garden housing a number of outbuildings include a workshop, and a storage shed. The land extends to 13 acres and is mostly laid to pasture with an area of mature woodland. There is a large agricultural shed on the property which ideal for keeping machinery or livestock.

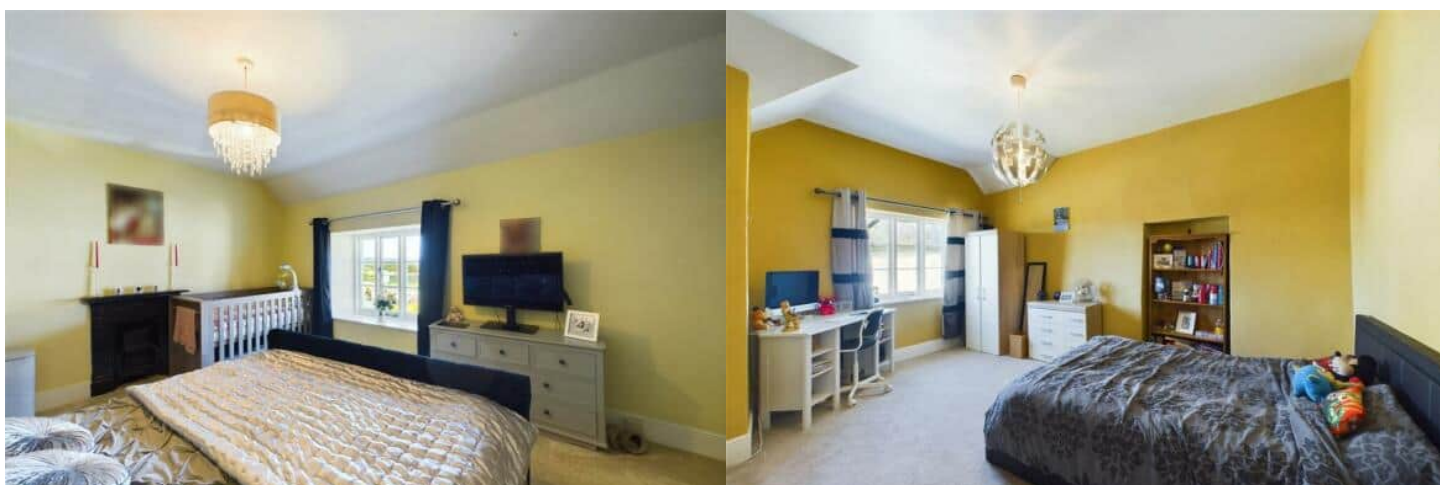
Located in the popular town of Ashwater, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A3079, A30 and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

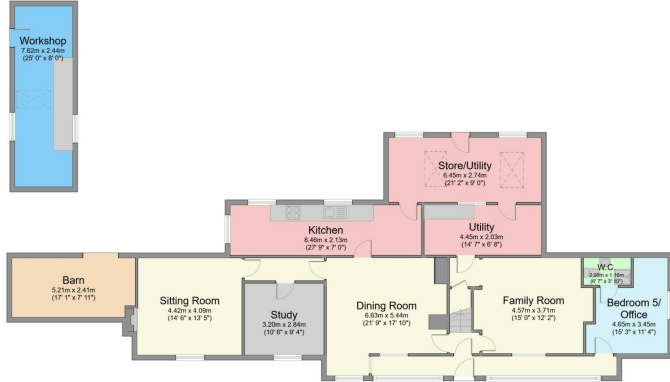
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Langaford, Ashwater, Beaworthy, EX21

Total floor area 260.0 sq.m. (2,799 sq.ft.) approx



Ground Floor

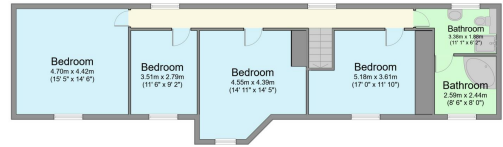
Floor area 168.5 sq.m. (1,814 sq.ft.) approx

Floor plans are for identification purposes only. All measurements are approximate.

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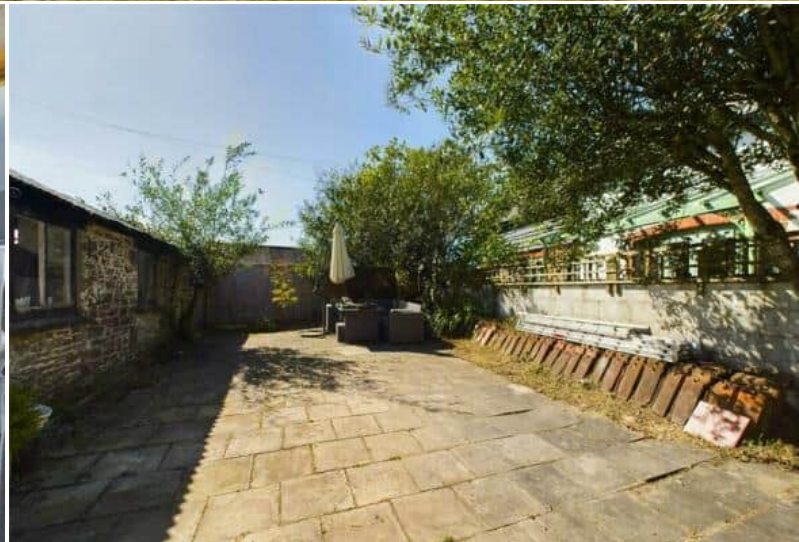


First Floor

Floor area 91.5 sq.m. (984 sq.ft.) approx

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| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 59 |
| (39-54) E | 42 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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