



2 North View, Shebbear, Beaworthy, Devon, EX21 5SF







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Guide Price £350,000

Occupying a generous sized level plot and being centrally set in this ever popular village is this substantial semi-detached PVC double glazed 3/4 bedroomed multi reception roomed property.

Briefly the accommodation provides Entrance Lobby and Hall, Lounge, Conservatory, Dining Room, Further Reception Room, Kitchen, Rear Lobby, Utility Room and Separate W/C. Whilst to the First Floor is a Master Bedroom with En-Suite Facilities, 2/3 Further Bedrooms, Bathroom and a Separate W/C. Lawned Gardens extend to 3 sides, along with a parking facility.

Shebbear itself offers an excellent range of local amenities including a primary school, village stores, village inn, and places of worship. In addition, the village has the internationally known Shebbear College. The Devonshire towns of Holsworthy and Torrington are within easy reach, as is the North Cornish coastal resort of Bude with it's sandy beaches.

In all, a superb opportunity to obtain a delightful village house, ideally suited for family occupation, which is available to the market with No Onward Chain.

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Semi-Detached Village House  
3/4 Bedrooms  
PVC Double Glazing  
2/3 Reception Rooms  
Generous Sized Plot  
Ample Parking  
Easy Access To Amenities  
Spacious Kitchen  
An Ideal Family Home!



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### **PVC Double Glazed Entrance Door**

Gives access to

### **Entrance Lobby**

Laminate flooring. PVC double glazed door to

### **Entrance Hall**

9' 9" x 6' 10" (2.97m x 2.08m) High level electric meter and consumer unit. Staircase to First Floor Landing.

### **Lounge**

16' 6" x 11' 3" (5.03m x 3.43m) A dual aspect room with PVC double glazed window to front elevation and PVC double glazed French doors to rear elevation. Wood burning stove, TV aerial point, night storage heater, laminate flooring.

### **Dining Room With Conservatory Off**

10' 4" x 9' 5" (3.15m x 2.87m) Dining Room with night storage heating, laminate flooring.

### **Conservatory**

9' 10" x 9' 5" (3.00m x 2.87m) of PVC double glazed construction. Laminate flooring.

### **Kitchen**

18' 6" x 13' 1" (5.64m x 3.99m) A triple aspect room fitted with units comprising inset stainless steel sink unit with mixer taps with cupboards under, a range of matching units with work surfaces over, matching wall cupboards, oil fired Rayburn for cooking purposes, hot water and a radiator, space and plumbing for washing machine, laminate flooring. PVC double glazed French doors to exterior.

### **Second Reception Room**

13' 0" x 8' 2" (3.96m x 2.49m) Understairs storage cupboard, laminate flooring.



### Rear Lobby

PVC double glazed door to exterior. Door to

### Separate W/C

5' 0" x 2' 10" (1.52m x 0.86m) Low level flush W/C, wash hand basin, vinyl flooring.

### Utility Room

9' 7" x 6' 11" (2.92m x 2.11m) PVC double glazed window, stainless steel sink unit, space and plumbing for washing machine, ceiling trap to loft space, vinyl flooring.

### First Floor Landing

16' 6" x 9' 0" (5.03m x 2.74m) PVC double glazed window to rear elevation. Ceiling trap to loft space, night storage heater, carpet.

### Master Bedroom

17' 1" x 11' 8" (5.21m x 3.56m) A dual aspect room with PVC double glazed windows to side and rear elevations. Radiator, electric panel heater, carpet. Door to

### En-Suite Shower Room

8' 1" x 4' 2" (2.46m x 1.27m) Glazed corner shower cubicle, low level flush W/C, vanity wash basin, extractor fan, wall mounted strip light with electric shaver point, vinyl flooring.

### Separate W/C

7' 0" x 6' 3" (2.13m x 1.91m) With low level flush W/C, wash hand basin.

### Bedroom Two

10' 4" x 9' 5" (3.15m x 2.87m) PVC double glazed window, built-in cupboard, carpet. Door to

### Bedroom Three

12' 4" x 11' 3" (3.76m x 3.43m) PVC double glazed window. Fitted mirror fronted wardrobes with hanging rail and shelving, electric panel heater, carpet.

### Bedroom 4 / Study

13' 1" x 6' 10" (3.99m x 2.08m) PVC double glazed window to side elevation. Electric panel heater, store cupboard, ceiling trap to loft space, carpet.

### Bathroom

11' 3" x 4' 2" (3.43m x 1.27m) PVC double glazed window to rear elevation. Panelled bath with assist grips with Mira shower fitment over and adjacent glazed shower screen, pedestal wash hand basin, splashbacks, Creda wall mounted electric heater, Chrome heated towel rail, vinyl flooring.

### Outside

Access to the property is provided through wooden entrance gates over a concreted driveway/parking area. A wrought iron gate then leads to an enclosed garden, laid to lawn extending to the side and rear, where there is also a paved patio, decking area and a workshop/store.

### Agents Note

The property benefits from solar panels. The latest Feed-In-Tariff for 26/07/2024 shows a credit balance of £1,598.01.

### SERVICES

Services: Mains Electric and Water are available.

Council Tax Band: D.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: E.

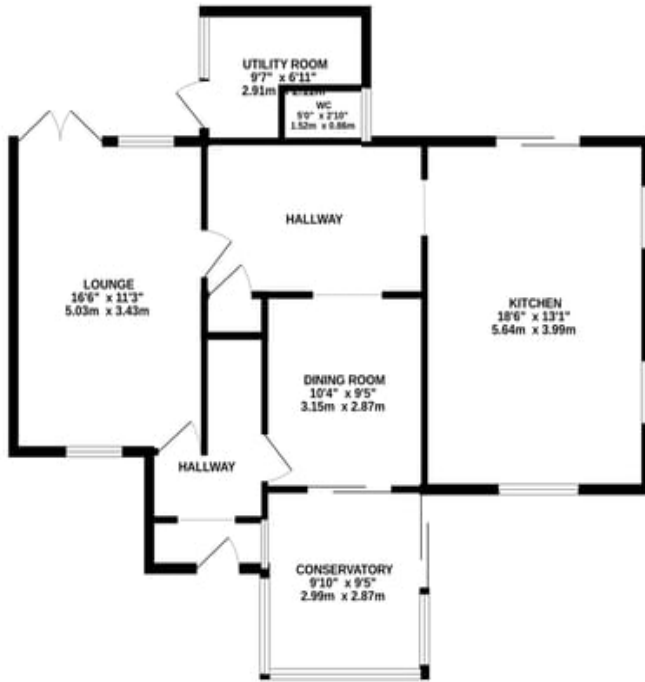
### DIRECTIONS

The property is located in the centre of the village opposite the primary school. The property can be identified by a For Sale board.

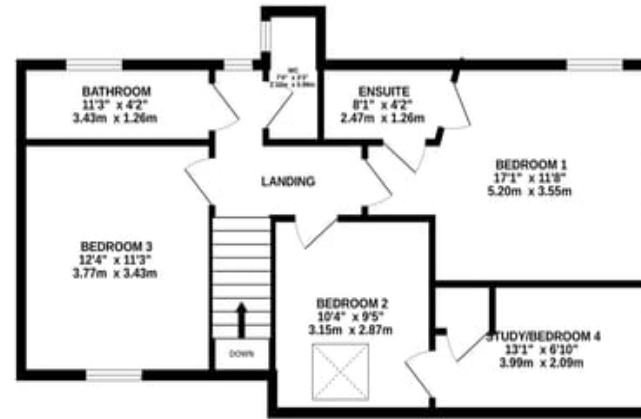
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GROUND FLOOR  
854 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR  
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 1524 sq.ft. (141.6 sq.m.) approx.  
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| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Vary energy efficient - lower running costs |          |         |           |
| (92+)                                       | <b>A</b> |         | 90        |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         |           |
| (54-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> | 51      |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |
| England, Scotland & Wales                   |          |         |           |
| EU Directive 2002/91/EC                     |          |         |           |





