



Plot 11, The Shearings



**STAGS**



# Plot 11, The Shearings

Sheepwash, Beaworthy, Devon, EX21 5ED

Village location Hatherleigh 5 miles Okehampton 12 miles

A brand new, 4 bedroom detached family home located on the outskirts of the countryside village of Sheepwash.

- 4 bedroom detached
- Utility room
- Family bathroom
- 10 year LABC warranty
- EPC rating B
- Open plan kitchen/dining room
- Master bedroom with ensuite
- Integral garage
- Freehold
- Council tax band TBC

Guide Price £385,000

## SITUATION

The Shearings is a new development of 2, 3 and 4 bedroom homes, located on the outskirts of the village of Sheepwash. The village lies on the western edge of Dartmoor National Park, giving you easy access to the both moors and countryside.

Sheepwash offers a peaceful village lifestyle with a strong sense of community centred around the village hall, church and traditional pub. The village also provides easy access to the towns of Hatherleigh, Holsworthy and Okehampton which all offer a wide variety of cafes, pubs, shops and supermarkets.



## DESCRIPTION

The ground floor offers a well considered layout designed for everyday living. A spacious open plan kitchen/dining area forms the heart of the home with patio doors opening out to the private turfed garden. From the kitchen you will find a practical utility room with an internal door for easy access to the integral garage. A spacious separate living room with connecting doors to the kitchen/dining area provides the flexibility to open up the space, either for entertaining friends or modern family living. Further features include a downstairs WC and understairs storage, providing added convenience and functionality to the ground floor.

Upstairs, offers 4 generously sized bedrooms, including the master bedroom benefiting from a ensuite and one of the additional bedrooms includes practical built in storage. A modern family bathroom serves the remaining bedrooms, completing a comfortable and versatile layout ideal for family living.

## OUTSIDE

This home benefits from parking for 2 cars, integral garage and private rear turfed garden.

## SERVICES

Mains electric and water

Oil fired central heating

Solar panels

Broadband speed up to 900 Mbps. Mobile coverage from EE, O2, three and Vodaphone likely.

## AGENT NOTES

There will be a Management Company charge for the maintenance of the open spaces - Charges TBC.

Some photos in these details have been taken from another near identical property within the development or have been staged using AI.

## VIEWINGS

Strictly by prior appointment with Stags Okehampton Office on 01837 659420.

## DIRECTIONS

Leave the A30 at the Sourton/Hatherleigh junction onto the A386 towards Bideford and continue until you reach Hatherleigh. At the first roundabout, take the first exit onto the A3072 for Holsworthy and continue until you reach Highampton. As you enter the village, take the first right turning signposted Sheepwash and keep to the left. Continue along this road, following signs to Sheepwash until you reach the village. As you enter Sheepwash, take the left turning onto West Road and continue until you reach the development on the right.

What3words: truckload.eyepieces.lonely





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

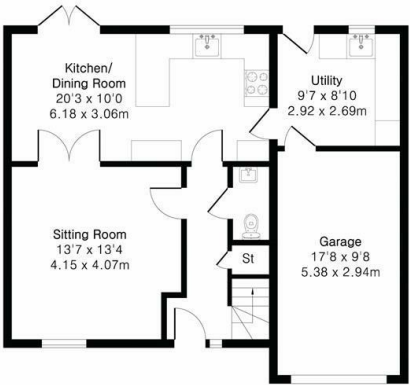


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

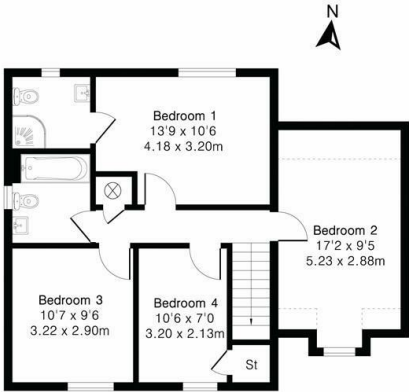
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Approximate Gross Internal Area 1419 sq ft - 132 sq m  
(Including Garage)  
Ground Floor Area 764 sq ft - 71 sq m  
First Floor Area 655 sq ft - 61 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

