

STAGS

Plot 21, The Shearings West Road, Sheepwash, Beaworthy, Devon EX21 5ED

**A brand new, 3 bedroom detached family home located on the outskirts of the countryside village of Sheepwash.**

Village location Hatherleigh 5 miles Okehampton 12 miles

• LAST ONE REMAINING! • 3 bedroom detached • Open plan layout • Downstairs WC • Master bedroom with ensuite • Family bathroom • 10 year LABC warranty • Freehold • EPC rating B • Council tax band TBC

## Guide Price £270,000

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## SITUATION

The Shearings is a new development of 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 is designed around open-plan living, with a combined kitchen, dining, and living area that creates a bright, sociable space. Natural light floods in through a front-facing bay window, while patio doors at the rear open directly onto the private garden. A conveniently located downstairs WC completes the layout.

The first floor offers three spacious bedrooms, including the master bedroom with ensuite. The layout is completed by a useful storage cupboard on the landing and a modern family bathroom.

## OUTSIDE

This home benefits from parking for 2 cars 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.
Floor plan taken from neighbouring plot with mirrored layout.

## 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. Tenants 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.

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