

Regency

ESTATE AGENTS



4 HALWILL COTTAGES, SHEBBEAR, EX21 5SG

£265,000

A charming 2 bedroom cottage in the heart of Shebbear, blending period character with modern living. Featuring a cosy lounge with inglenook fireplace, stylish kitchen-diner with vaulted ceiling, low-maintenance enclosed garden, ample parking and excellent village amenities close by.

This charming two bedroom cottage offers the perfect balance of traditional character and modern comfort, nestled in the heart of the welcoming village of Shebbear.

Inside, the property features a cosy lounge with inglenook fireplace and woodburning stove, ideal for relaxing evenings. The modern fitted kitchen opens into a light-filled dining extension to the rear, with vaulted ceiling and French doors, providing a wonderful hub of the home and an ideal space for entertaining.

Upstairs, there is a generous double bedroom, a comfortable second bedroom, and a stylish shower room with a walk-in enclosure. Practical touches include oil fired central heating (new boiler approx. 2 years old) and uPVC double glazing (installed approx. 5 years ago).

The level rear garden is designed for low maintenance, with a patio, artificial turf, a useful cladded shed and wood store, while a gated driveway to the front and side offers ample off-road parking for several vehicles with double gate access to the rear garden.

Shebbear is a friendly North Devon village with a strong sense of community, offering a local shop/post office, the traditional Devil's Stone Inn, and St Michael's Church. Families benefit from the well-regarded Community Primary School and the independent Shebbear College, while the surrounding countryside provides endless opportunities for walking and outdoor pursuits.

Services: Mains electricity, water & drainage.

Oil fired central heating.

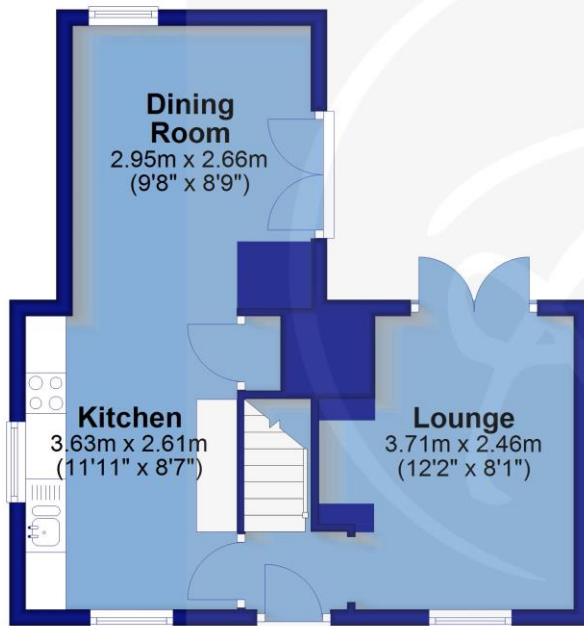
Energy Performance Certificate: D (60)

Council Tax: BAND B (£1,890.63 per annum)



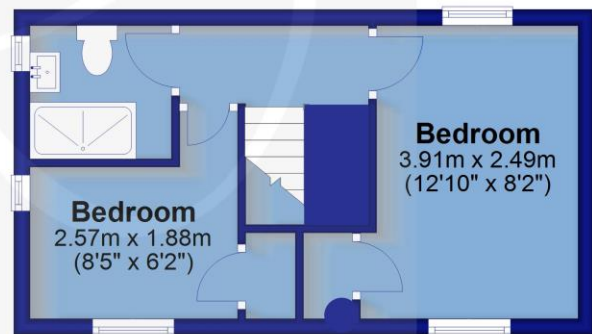
Ground Floor

Approx. 34.0 sq. metres (365.5 sq. feet)



First Floor

Approx. 24.6 sq. metres (264.7 sq. feet)



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.

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The Property Ombudsman

