

7 St. Mary's Close

7 St. Mary's Close, Bishops Nympton, South Molton, EX36 4FR







South Molton 3.5 miles Tiverton 15 miles

A superbly presented detached house on the edge of a select development in a desirable village

- Superbly presented house in a desirable village
- Part of a small select development
- Balance of NHBC warranty
- Open-plan Kitchen/Dining room and Living Room
- 3 Bedrooms (1 En-suite) and Family Bathroom
- Enclosed gardens
- Large garage/workshop with utility area
- No onward chain
- Freehold
- Council Tax Band D

Guide Price £350,000

Situation

St Mary's Close is situated at the end of a cul-de-sac in the popular village of Bishops Nympton which is an active village with primary school, church and village stores/post office. The traditional and popular market town of South Molton is only three miles and offers a comprehensive range of amenities, including schooling from nursery to secondary level, Sainsbury's supermarket, Post Office, pubs, cafes and a selection of independent and artisan shops. The town also bustles when the popular and multi-award winning twice weekly pannier and weekly stock markets take place. The A361 (North Devon Link Road) bypasses the town and provides convenient access to the M5 (J27) and Tiverton Parkway railway station. Both Exmoor National Park and the renowned North Devon Coastline are within easy reach by car.

Description

7 St. Mary's Close forms part of a relatively new cul-de-sac development of just 20 houses, built in 2022 by reputable local builders Pearce Construction. The property benefits from the remainder of its NHBC warranty and has been designed to be highly energy efficient, making it an ideal family home.

Accommodation

An open porch leads to the front door and into the spacious open-plan KITCHEN/DINING ROOM. This dual-aspect room features an excellent range of modern units with quartz worktops, a 1½ bowl sink with mixer tap, integrated dishwasher, eye-level electric double oven and a four-ring induction hob with extractor hood above. Glazed double doors open onto the rear garden. The CLOAKROOM includes a WC and wash basin. The SITTING ROOM is also dual-aspect, creating a bright and airy living space.

On the first floor, the landing includes a cupboard housing the hot water cylinder. BEDROOM ONE is a double room overlooking the rear garden and benefits from a large built-in wardrobe and EN-SUITE SHOWER ROOM with a large shower cubicle, wash basin, WC, and heated towel rail. BEDROOM TWO is another double room with far-reaching views over the village and countryside beyond. BEDROOM THREE is a smaller double room with a dual-aspect. The family bathroom comprises a panelled bath with shower over, WC, wash basin, and heated towel rail.

Outside

To the front there is ample parking for two cars. A driveway leads up to a large attached GARAGE with a utility area with a sink unit and worktop with plumbing for a washing machine below and wall cupboards above.

To the rear is a very pleasant enclosed garden. A paved area adjoins the house and leads out onto a well-maintained garden mainly laid to lawn with raised beds to the right hand side and climbing plants to the back wall. A personal door leads into the garage.

Services and further information

Mains electricity, water and drainage. Air source heat pump central heating.
Broadband - Standard, Superfast and Ultrafast broadband is available (Ofcom).
Mobile - Good service is available from all major providers (Ofcom).
Construction - Standard.

Viewing

Viewing strictly by prior appointment through the sole selling agents, Stags, on 01769 572263.

Directions

From South Molton take the B3227 eastwards out of the town to Bish Mill, whereupon take the right turn opposite The Mill Inn signed to Bishops Nympton. Follow this road to the top of the hill and at Silcombe Cross take the right turn signposted to Bishops Nympton. Follow the road into the village and the entrance to St. Mary's Close will be clearly seen on the left. Continue into the Close, keep right at the top and follow the road around to the left. No.7 will be found at the end on the left.

What3words Ref: flask.whites.moons



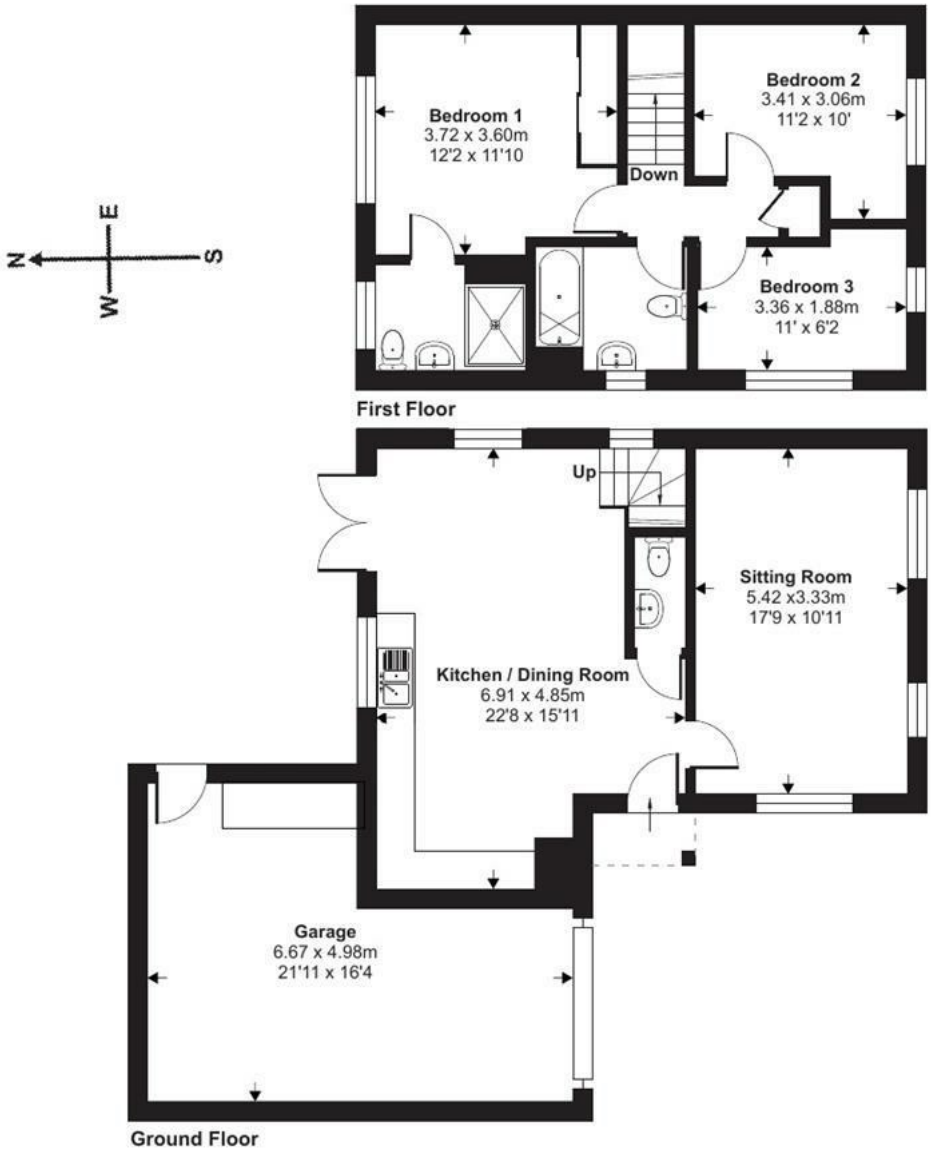








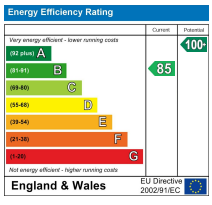
Approximate Area = 1020 sq ft / 94.7 sq m
Garage = 286 sq ft / 26.5 sq m
Total = 1306 sq ft / 121.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1452798

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STAGS



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