STAGS



10 Poltimore Close

10 Poltimore Close, , South Molton, EX36 4DD







Barnstaple 11 miles Tiverton 18 miles

Set within a generous 0.17-acre plot, a well-presented detached bungalow occupying a tucked-away position at the end of a peaceful cul-de-sac

- Appealing detached bungalow in a tucked away setting
- Generous plot approaching a fifth of an acre (0.17 acres)
- Sitting room and spacious conservatory
- Fitted kitchen
- 4 Bedrooms (Master En-Suite)
- Driveway and integral garage
- Front and private enclosed gardens to the rear
- No onward chain
- Freehold
- Council Tax Band D

Guide Price £399,950

Situation

10 Poltimore Close is set in a tucked away location at the end of a peaceful cul-de-sac on the edge of South Molton. The traditional and popular market town offers a comprehensive range of amenities, including schooling from nursery to secondary level, Sainsbury's supermarket, Post Office, pubs, cafes and an abundance of independent and artisan shops. The town also bustles when the popular, award winning twice weekly pannier and weekly stock markets take place.

The recently improved A361 bypasses the town and provides excellent access to the regional centre of Barnstaple to the west and to Tiverton, the M5 and Tiverton Parkway train station (London Paddington 2 hours) to the east.

Both Exmoor National Park and the renowned North Devon coastline are within easy reach by car.

Description

Of rendered block cavity construction under a tiled roof, 10 Poltimore Close is a fine, detached bungalow set in a good-sized plot of mature gardens and is offered to the market with no onward chain. The accommodation is perfectly capable of being enjoyed immediately, whilst offering a purchaser the opportunity to update and personalise the interiors to their own taste over time.

Accommodation

A part-glazed door leads into the HALL with an airing cupboard. The SITTING ROOM has an electric fire in marble effect surround, bay window to the front and glazed sliding doors lead into the large CONSERVATORY with two glazed doors to the garden and ample room for sitting and dining areas The KITCHEN is fitted with a modern range of matching wall and base units and worktops including a breakfast bar, sink unit, electric oven with gas hob and hood over, spaces for slimline dishwasher, washing machine and fridge freezer.

BEDROOM ONE overlooks the rear garden and has an EN-SUITE shower room with a modern suite. BEDROOM TWO has a window to the front and BEDROOM THREE has a range of fitted wardrobes along one wall and BEDROOM FOUR is a single room which could equally be used as a STUDY. The FAMILY BATHROOM is fully tiled and fitted with a modern suite.

Outside

The bungalow is approached over its own front driveway, providing parking for numerous vehicles and leads to the integral GARAGE. The garage has a remote controlled roller door and a personal door to the rear. To the right of the driveway is an area of lawn with an impressive Magnolia at its centre. The back garden is mainly laid to lawn and is fully enclosed with a combination of mature hedging, trees and timber fencing. In the corner is a useful timber-framed shed.

Services

All mains services currently connected.
Mobile - Good service from all major providers (Ofcom).
Broadband - Standard, superfast and ultrafast all available (Ofcom).

Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

From the Square in South Molton proceed along East Street and take the first right turn signposted B3137 Witheridge. Proceed along this road and take the third turning left into Poltimore Road. Continue along this road and Poltimore Close will soon be found on the right. Turn into the close, continue for a short distance and No.10 will be found towards the end of the close on the right.

What3words Ref: recur.league.minority

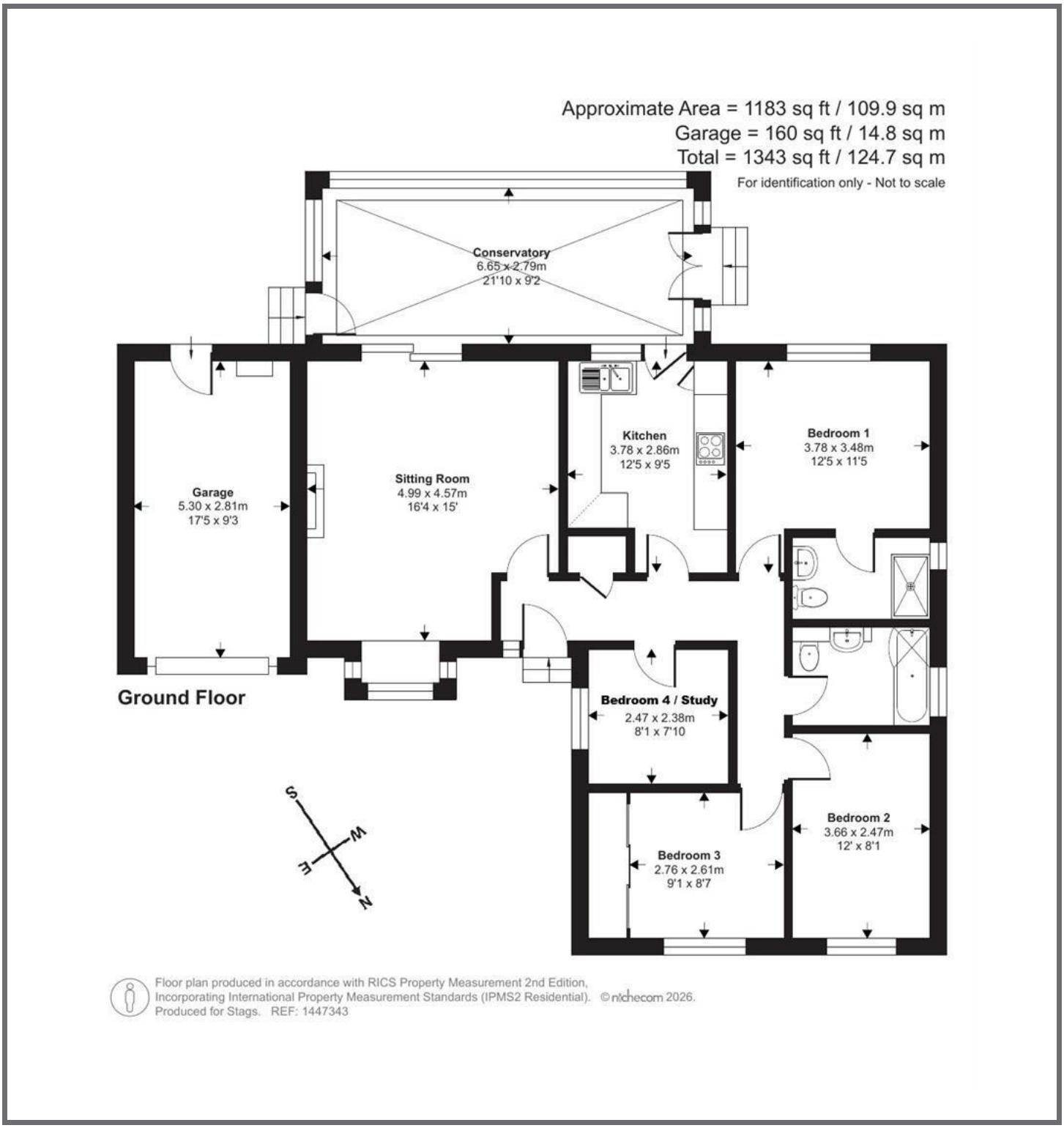



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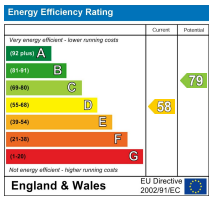






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