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# 1 FALLOW CLOSE

South Molton, Devon EX36 3FL

£475,000 FREEHOLD

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A rare chance to secure single-level luxury on Bee Meadow – this immaculate 3- bed detached bungalow blends a showstopper open-plan kitchen, accessible wet room and low-maintenance garden with the ease of no onward chain. EPC B

**South Molton Office:** The Square, South Molton, North Devon, EX36 3AQ **Email:** southmolton@webbers.co.uk

## Key Features

- SPACIOUS DETACHED THREE-BEDROOM BUNGALOW
- DOUBLE GARAGE WITH TWO ADDITIONAL DRIVEWAY PARKING SPACES
- SOLAR PV PANELS AND EXCELLENT ENERGY EFFICIENCY
- IMMACULATELY PRESENTED THROUGHOUT
- GENEROUS OPEN-PLAN KITCHEN/DINING ROOM
- SEPARATE DUAL-ASPECT LOUNGE
- PRINCIPLE BEDROOM WITH FITTED WARDROBES AND EN-SUITE
- STYLISH ACCESSIBLE WET ROOM
- ATTRACTIVE, LOW-MAINTENANCE REAR GARDEN
- BUILT BY BAKER ESTATES IN 2019
- EASY WALK TO SOUTH MOLTON TOWN CENTRE
- AVAILABLE WITH NO ONWARD CHAIN

A beautifully presented detached bungalow with double garage and wet room, offering spacious energy-efficient living.

Set within the highly regarded Bee Meadow development and an easy walk from South Molton town centre, this impressive three-bedroom detached bungalow combines generous single-storey living with a high-quality finish, excellent accessibility and low running costs.

Built by Baker Estates in 2019, this top-spec ‘Primrose’ design property has been exceptionally well-maintained offering generous, beautifully finished accommodation designed for comfortable modern living.

At the heart of the home is the superb open-plan kitchen/dining room, beautifully finished with quartz worktops, soft-close cabinetry and integrated appliances. Expansive glazing fills the space with light, while French doors open directly onto the garden – perfect for summer entertaining or a quiet morning coffee. A separate utility room provides additional storage and garden access.

The spacious lounge is equally inviting, with a striking bay window and French doors onto the patio. Internal double doors allow the room to flow into the rest of the home when entertaining or close it off for a cosier feel.

The principal bedroom features mirrored fitted wardrobes and a stylish en-suite shower room. Two further double bedrooms offer flexibility for family, guests, or a home office. A modern, accessible wet room is a particularly valuable addition, combining practicality with contemporary style.

Outside, the level rear garden is designed for easy maintenance, with a full-width patio and lawn. Solar PV panels help reduce energy costs, while the large double garage, with power and lighting, and driveway parking for two vehicles add to the home's practicality.

With South Molton’s shops, cafés and amenities close at hand, this is a beautifully finished, energy-efficient home offering space, comfort and convenience in one of the town’s most desirable developments – **ready to move into and offered with no onward chain.**





The Area- South Molton has excellent local amenities which include a Sainsbury's supermarket, various shops, pubs and restaurants, a post office, a health centre, a public park and schools for all age ranges. Popular for its specialist shops and twice weekly market, the town stands just off the A361 (North Devon link road) which provides a quick route to the regional centre of Barnstaple (12 miles) and the M5 and national rail links at Tiverton.

Services and Utilities - All mains services connected. Gas fired central heating. we encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

## Directions

From our office leave the square via Barnstaple Street, stay on this road and at the very top of the hill is the turning to Bee Meadow. Take the third turning on the left into Fallow Close.

WHAT3WORDS: ///master.alpha.rider









**View this property**

Please contact our South Molton Office on 01769 573181

**VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.**

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## Viewing

Please contact our **South Molton** office on **01769 573181** if you wish to arrange a viewing appointment for this property or require further information.




For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. 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 important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk
Based on these details, our Lettings & Property Management Department suggest an achievable gross monthly rental income of £TBC to £TBC subject to any necessary works and legal requirements (correct at TBC). This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal. Purchasers should be aware that any property let out must currently achieve a minimum band E on the EPC rating, and that this rating may increase. Please refer to your solicitors as the legal position may change at any time. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

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