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11 LIMEKILNS CLOSE

South Molton, Devon, EX36 4FD

Guide Price £395,000 FREEHOLD

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Immaculate four-bedroom detached home offering spacious living, stylish kitchen/diner, utility room and generous living room with garden access. Principal suite with en-suite and wardrobes. Landscaped gardens, double garage and ample parking. Beautiful countryside views. Ready to move straight into today.

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

KEY FEATURES

- IMMACULATE DECORATIVE ORDER
- SPACIOUS DETACHED FOUR BEDROOM HOME
- SPECTACULAR COUNTRYSIDE VIEWS
- DETACHED DOUBLE GARAGE AND AMPLE PARKING
- TWO BATHROOMS
- LANDSCAPED GARDEN
- UTILITY ROOM
- REMAINDER OF THE NHBC WARRANTY

Upon entering the property, you are welcomed by a spacious and inviting entrance hall with stairs rising to the first floor, a convenient WC, and doors leading to all principal rooms.

The kitchen is beautifully presented, featuring a range of coordinated wall and base units, stylish tiling, and integrated appliances including a dishwasher and fridge freezer. Filled with natural light, this room offers ample space for a dining table, creating an ideal setting for both everyday living and entertaining. A door leads through to a useful utility room, providing additional storage and space for white goods.

Both the kitchen and the living room enjoy attractive countryside views to the front. The living room is generously proportioned, comfortably accommodating large furniture, and benefits from double doors opening out to the rear garden.

Upstairs, the first floor offers four well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and a modern en-suite shower room with double shower, wash hand basin, and WC. The family bathroom is tastefully finished, comprising a stylish four-piece suite with complementary tiling.

Externally, the property offers driveway parking for multiple vehicles, along with a detached double garage that also provides access to the rear garden. The front garden has been thoughtfully enhanced and landscaped, creating an attractive first impression.

The rear garden is of a good size, fully enclosed, and designed for ease of maintenance, featuring paved patio areas, an expanse of artificial lawn, and raised beds.

The property is offered for sale in exceptional condition, having been carefully maintained and further improved by the current owners. Beautifully presented throughout, it is truly ready for immediate occupation.






















ENDELLION

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.

DIRECTIONS

From our office, leave the Square via Barnstaple Street and take the first left turn into West Street. After passing 2 mini roundabouts turn left at the next roundabout into Honeymead Meadows. Limekilns Close is then the fourth turning on your right hand side.

SERVICES AND UTILITIES

All mains services connected, telephone and broadband available. 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



AGENTS NOTE: We have been advised there is a Management company charge of approximately £185 (Accurate as of March 2026) per annum.

View this property

Please contact our South Molton Office on 01769 573 181

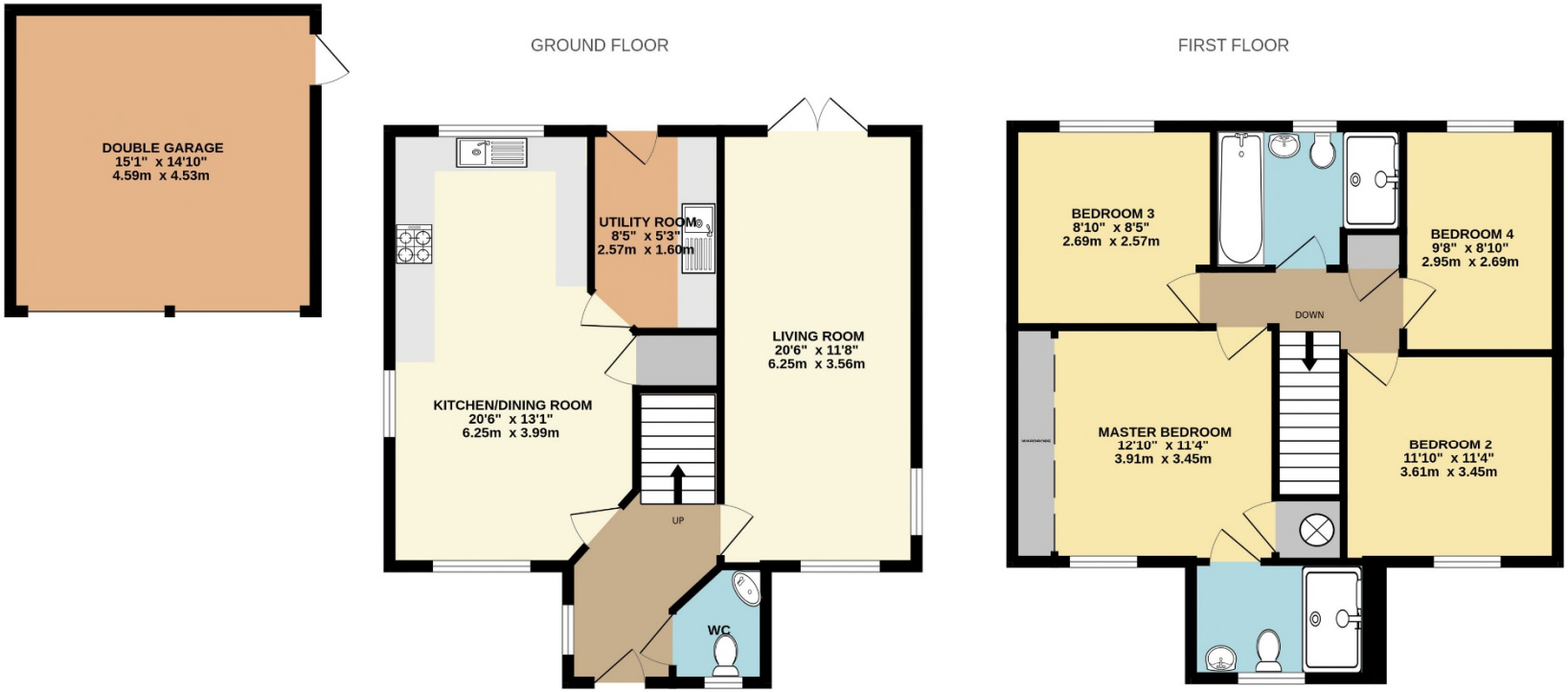
VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

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Viewing

Please contact our **South Molton** office on **01769 573 181** if you wish to arrange a viewing appointment for this property or require further information.



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TOTAL FLOOR AREA : 1270sq.ft. (118.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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**

The Property Ombudsman

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