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Signature & WATERSIDE HOMES







3 GRANITE CLOSE

South Molton, Devon EX36 3FD

£525,000 FREEHOLD

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Positioned in one of the most desirable locations on this development is this fantastic three bedroom detached bungalow sat on a substantial corner plot and in a tucked away position. Built by NHBC registered builders Baker Estates in 2019 the property is situated in a quiet cul-de-sac on the edge of the popular Bee Meadow development offering three bedrooms, two bathrooms, a spacious open plan kitchen / dining room with a high quality fitted kitchen and tasteful flooring, separate lounge, double garage and a fantastic size wrap around south facing rear garden.

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

Key Features

- SUBSTANTIAL CORNER PLOT
- TUCKED AWAY POSITION
- COUNTRYSIDE VIEWS
- LARGE LANDSCAPED GARDEN
- DETACHED BUNGALOW
- DOUBLE GARAGE WITH PARKING
- 7 YEARS NHBC REMAINING
- EXTREMELY DESIRABLE LOCATION
- HIGH QUALITY FINISH THROUGHOUT
- IMMACULATE DECORATIVE ORDER

A spacious reception hall welcomes you into the home with doors to all internal rooms. In the hall there is are two useful storage cupboards perfect for coats and shoes. Straight ahead of you, overlooking the garden is the spacious open plan kitchen / dining room which is extremely bright and light with double doors into the garden. The kitchen is fitted with an array of tasteful modern wall and base units, integrated dishwasher and fridge freezer, eye level cooker and grill and induction hob finished off with a beautiful Silestone Quartz worktop.

Off the kitchen is a well-proportioned utility room with space for washing machine, storage cupboard and door out to the rear garden. From the dining room, the living area is positioned to the right through a set of internal double doors with space to fit sizeable furniture and a second set of external double doors leading onto the lovely rear garden which floods the room with natural light.

Positioned off the hall is the generous master bedroom which has been well fitted with mirrored wardrobes and an en suite shower room comprising of a walk in shower, WC and hand basin with tasteful floor to ceiling wall tiles.

Both bedrooms two and three are light, bright and double in size making the perfect room for guests or used as a separate study if required. The main bathroom is of good size fitted with a modern three piece suite and shower over bath with attractive wall tiles.

One of the real defining features of this property is the large wrap around south facing rear garden that enjoys a high degree of privacy. The rear garden has been landscaped beautifully with dry stone walls bordering the raised flower beds. A large patio area covers the length of the property - the perfect space for al fresco dining. The garden also benefits from a summer house with power and lighting. If all of this wasn't enough, to the side of the property there is an additional area of garden which is currently used as a vegetable garden with attractive raised beds and a greenhouse. To the front of the property is the double garage with power and lighting and ample space for multiple vehicles, as well as a large front area mainly laid to lawn.























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, stay on this road and at the very top of the hill is the turning to Bee Meadow. Granite Close is the first turning on the right.

Utilities and Services: All mains services connected.

Broadband and Mobile Phone:



Other Information: Council Tax Band: D

Energy Performance rating: B

View this property

Please contact our South Molton Office on 01769 573181

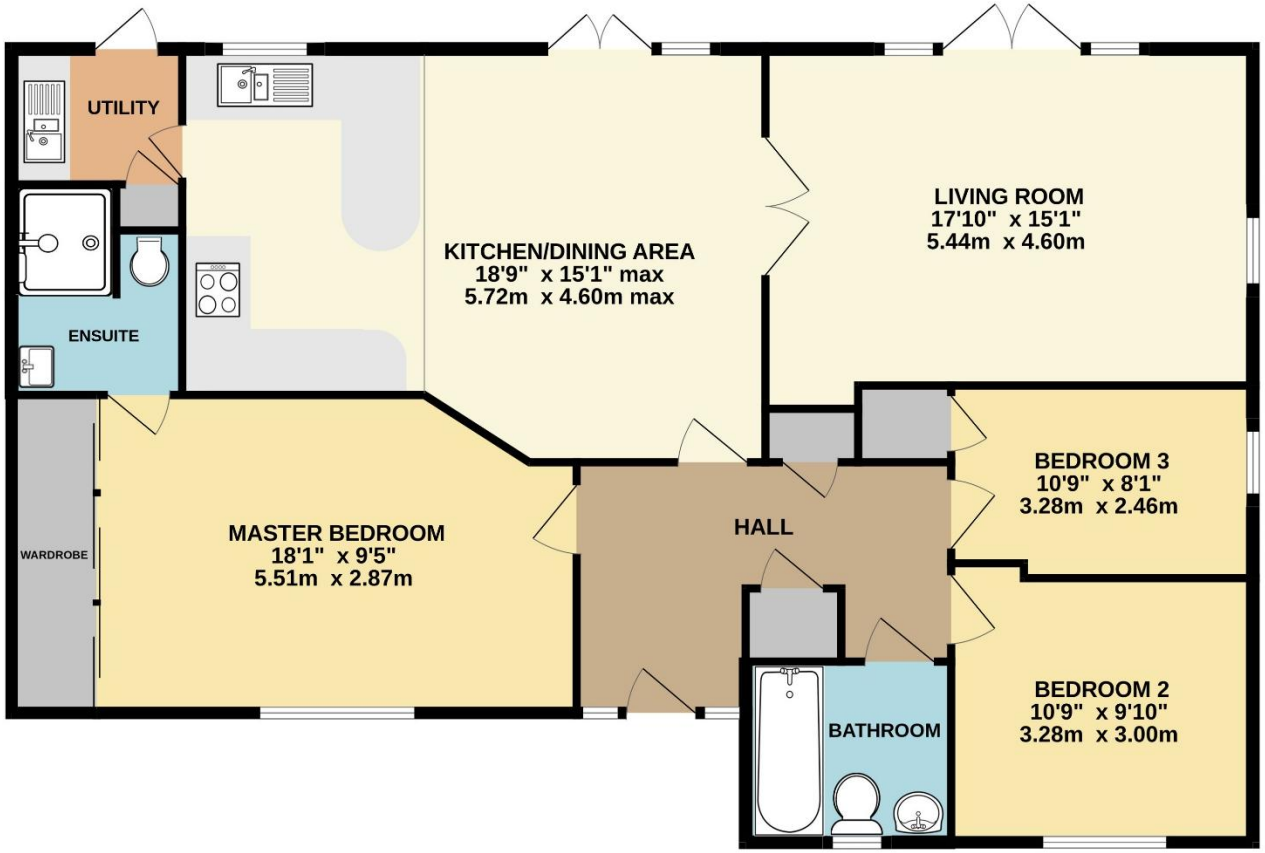
VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

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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.