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## 26 CIDER WAY

South Molton, Devon, EX36 4FA

**Asking Price £300,000 FREEHOLD**

Predicted Rental Income £1,100 - 1,200 pcm

D | 4 | 2 | 2 | B

A well-kept four-bedroom home offering spacious and versatile living, including a garage conversion creating a separate dining area. Featuring a modern kitchen with integrated appliances, generous lounge with garden access, en suite to the principal bedroom, enclosed rear garden, and three off-road parking spaces, ideal for practical family living.

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

## KEY FEATURES

- BUILT IN 2021 BY WAIN HOMES
- FOUR BEDROOMS
- LIVING ROOM WITH SEPARATE DINING ROOM
- SUNNY REAR GARDEN
- DRIVEWAY PARKING FOR 3 VEHICLES
- REMAINDER OF NHBC WARRANTY

This well-kept and improved home offers excellent family accommodation with a layout designed for both space and practicality. The garage conversion creates a separate dining area, enhancing the flow of the ground floor. To the rear, a spacious lounge with French doors opens onto the garden, creating an easy indoor-outdoor feel.

Inside, the property is well arranged and finished in a clean, modern style. The entrance hall provides access to a convenient ground floor WC, while the converted dining room sits to the front and benefits from good natural light and useful built-in storage. The kitchen is well equipped with a comprehensive range of fitted units and integrated Electrolux appliances, along with a breakfast bar for informal dining. Upstairs, there are four bedrooms, including a principal bedroom with en suite shower room, along with a family bathroom fitted with a modern three-piece suite. Built-in wardrobes feature in three of the bedrooms, adding to the practicality of the home.

Outside, the rear garden has been well maintained and is designed for ease of use, with a combination of patio, lawn and shingle areas, bordered by established planting. The patio provides an ideal spot for outdoor seating and entertaining, particularly as the garden enjoys a sunny aspect for much of the day. There is also side access via a gated entrance. To the front of the property, there are three off-road parking spaces, ensuring ample parking for both residents and visitors.

Overall, this is a versatile and well-balanced home, ideally suited to modern family life. With its flexible living space, practical storage solutions and attractive outdoor areas, it offers a comfortable and convenient setting in which to enjoy day-to-day living.





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. Cider Way is then the third turning on your right hand side.
what3words: ///pounds.twist.snooping

SERVICES AND UTILITIES

All mains services connected. Gas 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

MANAGEMENT FEE

We have been advised there is an annual charge for the upkeep of communal areas of £TBC (Correct as of April 2026).









## View this property

Please contact our South Molton Office on 01769 573 181

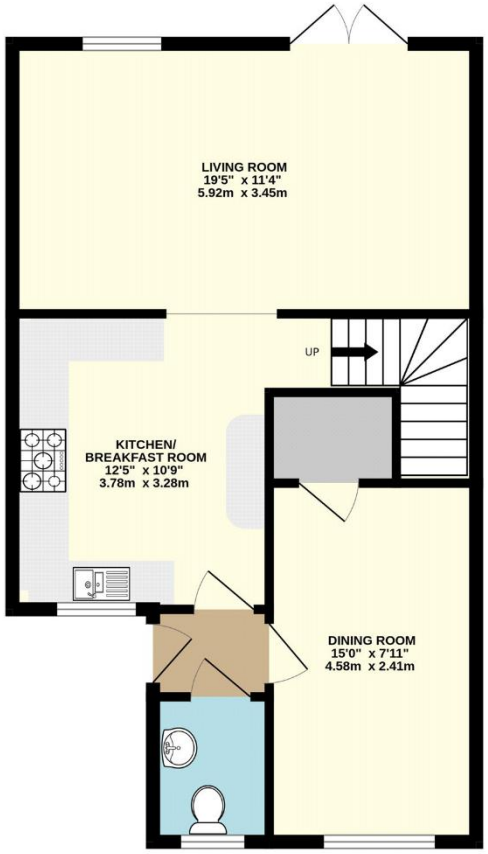
**VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.**

## Viewing

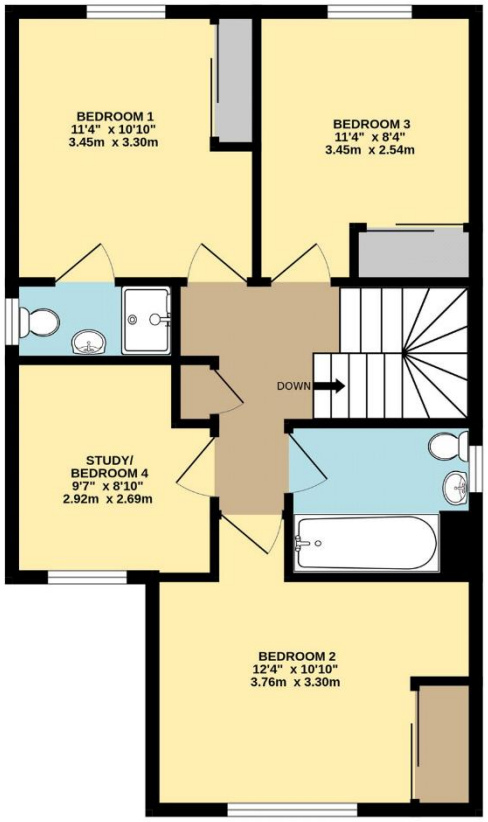
Please contact our **South Molton** office on **01769 573 181** if you wish to arrange a viewing appointment for this property or require further information.








GROUND FLOOR




FIRST FLOOR

26 CIDER WAY, SOUTH MOLTON, DEVON, EX36 4FA

TOTAL FLOOR AREA : 1166sq.ft. (108.3 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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**NB:** These photographs may have been digitally enhanced, altered, or edited for marketing purposes. They are intended to give a general indication of the property and may not accurately represent its current condition, fixtures, fittings, or surroundings. Prospective purchasers should rely on their own inspections.

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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