Signature & WATERSIDE HOMES







ST. HELIER, BISHOPS NYMPTON

South Molton, Devon, EX36 4NY

Guide Price £475,000

FREEHOLD

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St Helier is a striking detached four bedroom, three bathroom home in the heart of the sought after village of Bishop's Nympton. Significantly enhanced and extended by the current owners the property offers spacious living throughout and is presented in immaculate condition also benefitting from wraparound gardens, ample driveway parking, and a garage. NO ONWARD CHAIN

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

KEY FEATURES

- Striking detached home in a sought-after village setting
- Four generous double bedrooms, three bathrooms
- Immaculately presented, ready to move straight into
- Stunning 34ft living space with wood-burning stove
- Stylish open-plan kitchen/dining/family room with island
- Separate utility and ground floor shower room
- Beautiful wraparound gardens with patios
- Ample driveway parking and detached garage
- No onward chain

A spacious entrance hall welcomes you into the home with stairs rising to the first floor. To the left is an impressive open-plan kitchen/dining/family room, fitted with matching wall and base units, a central island with seating, and space for a large dining table.

This leads to a utility room with fitted storage, plumbing for white goods, a modern ground floor shower room, and access to the rear.

To the right is the particularly impressive 34ft living/family room overlooking the front, featuring a modern wood-burning stove and doors opening out to the garden.

On the first floor are four spacious and well-presented double bedrooms. The principal bedroom benefits from a walk-in wardrobe and a four-piece en-suite, comprising a freestanding bath, walk-in shower, WC and wash hand basin.

Bedroom two is a dual aspect double with fitted wardrobe, while bedrooms three and four are also doubles, both with fitted wardrobes. The family bathroom is fitted with a bath and shower over, WC and wash hand basin.

The gardens are equally impressive, with a patio area directly accessed from the lounge. Steps rise to a large lawn bordered by established shrubs, with raised vegetable beds and a greenhouse at the top. A further patio and additional lawn area to the rear create generous wraparound gardens. To the front, there is driveway parking for multiple vehicles and a detached single garage.





























THE AREA

Bishops Nympton has a post office / store, primary school, church, community run bar and village hall whilst the popular and historic market town of South Molton is just three miles away offering a full range of social and shopping facilities and amenities including schooling for all ages. There is easy access to the A361 North Devon Link Road which provides a direct route to the regional centre of Barnstaple 15 miles away and to Tiverton Parkway Railway Station on the London to Paddington line and to the M5 at Junction 27. The area offers a wide range of outdoor pursuits including horse riding, walking, cycling, fishing on the River Mole and River Taw and local golf at The Mole Retreat, Chulmleigh and Libbaton. Exmoor National Park is only about six miles and the famous North Devon coastline is also within easy reach by car.

DIRECTIONS: From our office leave The Square via East Street and stay on this road until you reach Bish Mill. At Bish Mill turn right up the hill signed Rackenford/Bishops Nympton and on reaching the top of the hill take the right turning signed Bishops Nympton. Follow the road until you enter the village of Bishops Nympton. Proceed into the village and the property will be found on your left hand side.



SERVICES AND UTILITIES

Mains water, electricity. Private drainage. Oil fired central heating and wood burning stove. The current septic tank is not compliant but the current vendor is in the process of having the tank replaced to meet current regulations. 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

COUNCIL TAX BAND

NDDC - D* - Please note the property has been extended during the current vendors ownership therefore the council tax banding is subject to change.

View this property

Please contact our South Molton Office on 01769 573 181

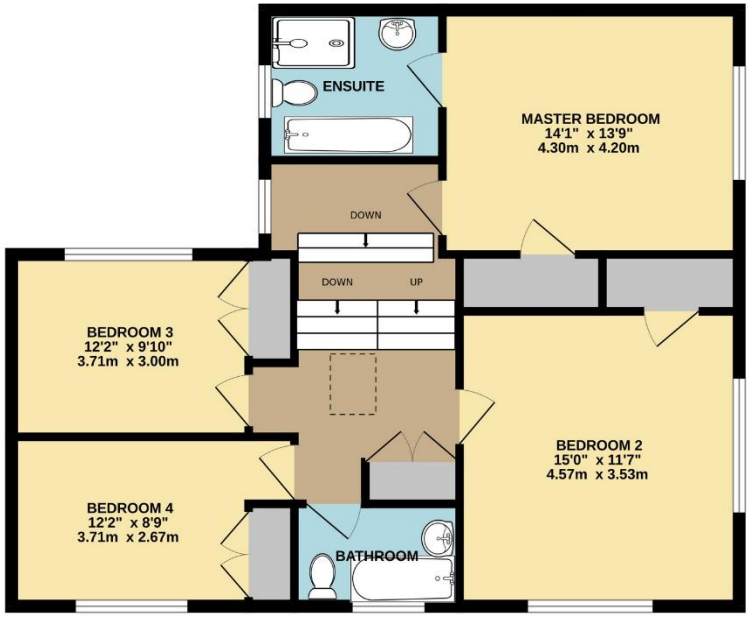
VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

A century of caring for your *happiness* and your *home.*

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.





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