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5 MONITOR CLOSE

South Molton, Devon EX36 4BF

£425,000 FREEHOLD

Predicted Rental Income £1200-£1300

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WOW – LOOK AT THE VIEW! Occupying a quiet, cul-de-sac location within walking distance of South Molton town centre is this well-presented three double bedroom detached dormer bungalow with a garage, off street parking, well maintained landscaped rear garden and outstanding countryside views.

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

Key Features

- OUTSTANDING COUNTRYSIDE VIEWS
- DETACHED CHALET BUNGALOW
- NHBC WARRANTY REMAINING
- THREE DOUBLE BEDROOMS
- GARAGE AND OFF-STREET PARKING
- LANDSCAPED GARDEN
- HIGHLY DESIRABLE LOCATION
- IMMACULATE DECORATIVE ORDER

Overview

You are welcomed into the home by a spacious hall with a cloakroom, doors to all ground floor rooms and stairs rising to the first floor. On entering the kitchen / dining room, you are immediately drawn to the large patio doors which overlook the garden and far reaching open countryside views beyond. The kitchen is well equipped with modern matching wall and base units, integrated fridge/freezer, oven and induction hob.

Internal double doors lead from the kitchen into the warm and cosy living room offering ample space for sizeable furniture, an attractive electric feature fireplace and a second set of double doors leading onto the garden, overlooking the picturesque countryside.

The master bedroom is positioned on the ground floor which is double in size, whilst offering fitted mirrored wardrobes and a well-presented en suite shower room comprising of a walk in shower, WC and hand basin, finished off with tasteful matching wall and floor tiling. On the first floor, there are two further double bedrooms, both benefitting from fitted wardrobes. Bedroom two boasts further outstanding views to the rear. The family bathroom is of good size, with a well fitted three-piece suite. Two Velux windows provide the room with ample light. Off the landing, is also an extremely useful walk in storage cupboard which could be suitable for a variety of uses.

The rear garden provides the property with an abundance of wow factor - The far reaching countryside views are spectacular! The garden has been beautifully landscaped with a large level area of lawn, bordered by shrubs and a central raised flower bed. There are also useful areas of patio to enjoy. To the front of the property, there is an attached single garage with power and lighting and driveway parking to the front of the garage.





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 with a swimming pool 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, telephone and broadband available.

Maintenance Fee

We are advised there is an annual maintenance fee of £272.18 per annum – Correct at September 2025

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. Monitor Close is the fourth turning on the right.

View this property

Please contact our South Molton Office on 01769 573181

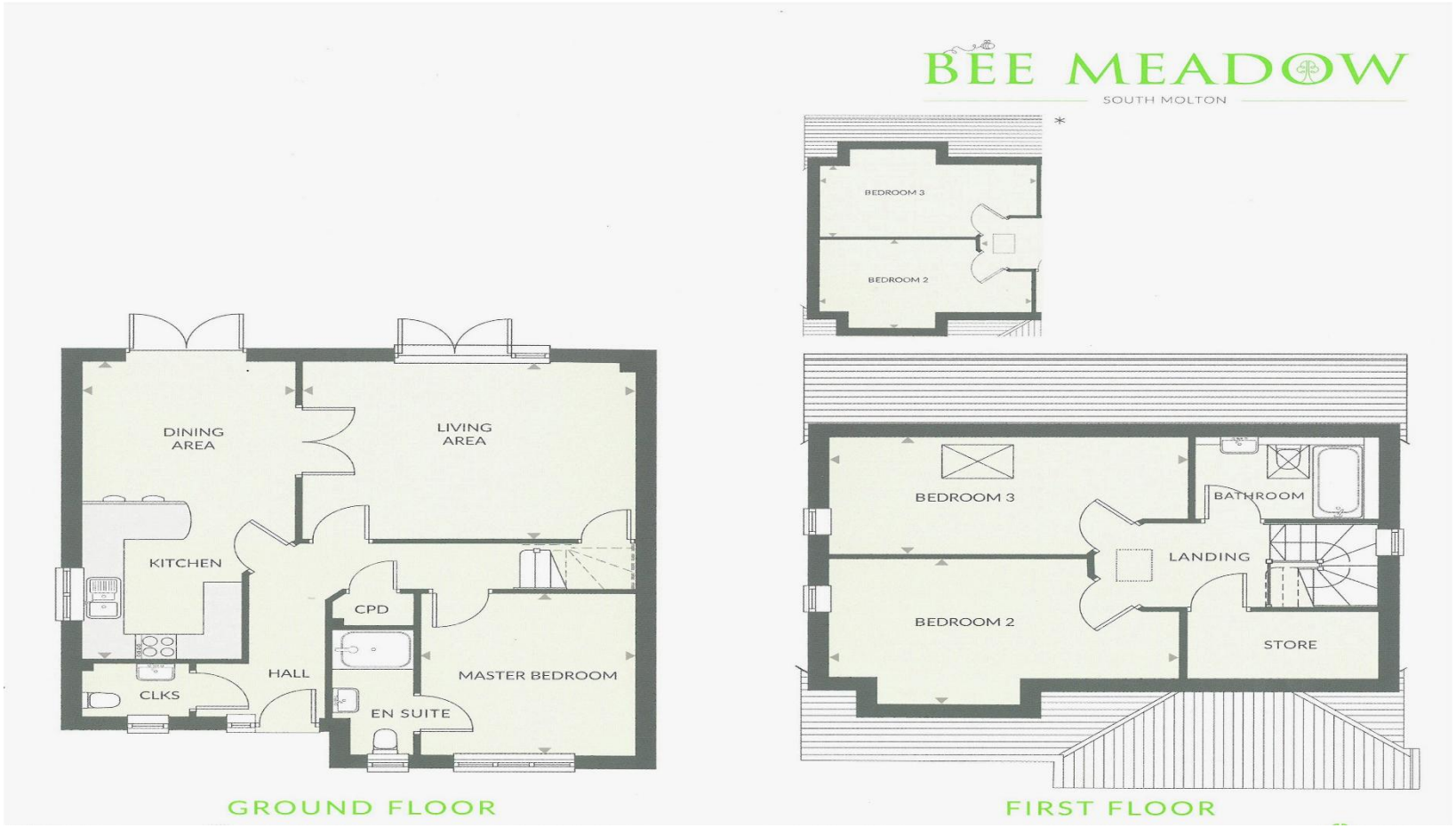
VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

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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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