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3 ROE CLOSE

South Molton, Devon, EX36 3FN

£300,000 FREEHOLD

Predicted Rental Income £1000-£1100pcm

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Well presented three-bedroom home in the sought-after Bee Meadow development. Built in 2021 by Baker Estates, the property offers spacious accommodation, a principal bedroom with en-suite, south-facing garden, landscaped frontage and driveway parking. EPC C

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

Key Features

- LOCATED ON THE POPULAR BEE MEADOW DEVELOPMENT
- THREE BEDROOMS
- MASTER ENSUITE
- BUILT IN 2021 WITH REMAINDER OF NHBC WARRANTY
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- GAS CENTRAL HEATING

Overview

Occupying a prime position within the highly regarded Bee Meadow development on the northern edge of South Molton, 3 Roe Close is a beautifully presented three-bedroom family home built in 2021 by award-winning developer Baker Estates. Enjoying a sunny southerly aspect and the remainder of its NHBC warranty, the property offers well-balanced accommodation, including a spacious sitting room, an open-plan kitchen/dining room, principal bedroom with en-suite, enclosed garden and driveway parking.

The accommodation briefly comprises an entrance hall with cloakroom and useful storage, spacious dual-aspect sitting room and a bright open-plan kitchen/dining room with doors opening onto the garden. On the first floor are three bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Externally, the property enjoys excellent kerb appeal, being set behind an attractive picket fence and landscaped front garden designed for ease of maintenance. The enclosed garden to the side of the property is laid principally to lawn with a patio seating area and large timber shed. Driveway parking is provided for multiple vehicles.





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.





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. As you enter Bee Meadow follow the road all the way along and it will follow round to the left, continue along and 3 Roe Close can be found on your left hand side on the corner.

What3words: ///homework.blushes.though

Services and Utilities

All mains services connected.

Maintenance Fee

There is an annual maintenance fee of TBC per annum.

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

View this property

Please contact our South Molton Office on 01769 573181

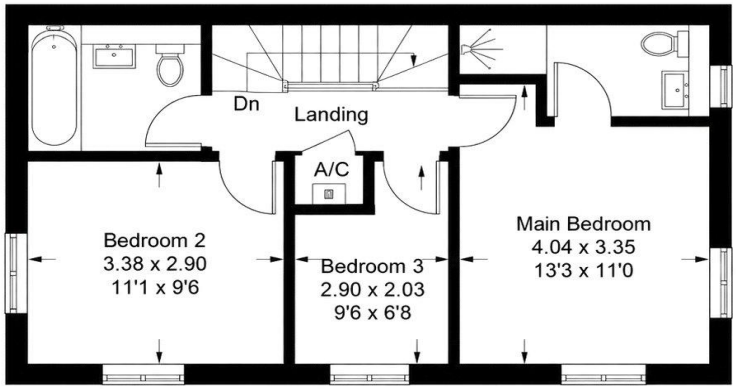
VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

Viewing

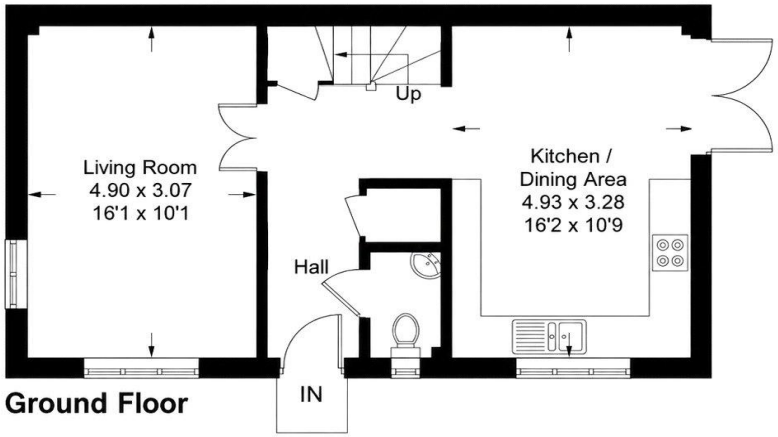
Please contact our **South Molton** office on **01769 573181** if you wish to arrange a viewing appointment for this property or require further information.

3 Roe Close, South Molton. Floorplan

Approximate Gross Internal Area = 89.5 sq m / 963 sq ft



First Floor



Ground Floor

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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