www.webbers.co.uk







27 STOATS CLOSE

South Molton, Devon, EX36 4JU

£260,000 FREEHOLD

Predicted Rental Income £1000pcm

C | 2 | 1 | 1 | D

Positioned in a popular and quiet cul-de-sac on the edge of South Molton, this two-bedroom link-detached bungalow offers well-proportioned accommodation throughout. The property benefits from a beautiful rear garden, garage, driveway parking, and is available with no onward chain.

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

Key Features

- Two-bedroom link-detached bungalow
- Popular and quiet cul-de-sac location
- Positioned on the edge of South Molton
- Spacious living/dining room
- Accessible wet room shower room
- Enclosed rear garden with patio and lawn
- Garage and driveway parking for two vehicles
- Offered with no onward chain

Overview

From the driveway, a door leads into the kitchen, which is fitted with a range of matching wall and base units, together with space and plumbing for white goods. The kitchen leads through to the inner hallway, which provides access to all principal rooms and also benefits from a door to the side of the property.

The living/dining room is a well-proportioned space overlooking the front elevation, with two large windows allowing for plenty of natural light. There are two double bedrooms, with the principal bedroom featuring fitted storage and a door providing direct access to the rear garden. Bedroom two is also a comfortable double room.

The shower room has been designed with accessibility in mind and is fitted as a wet room, comprising a shower, WC and wash hand basin.

To the rear, the garden is predominantly laid to lawn with a patio area immediately adjoining the property. Established plants and shrubs border the garden, and there is also a timber storage shed. A personnel door provides direct access from the garden into the garage.

To the front of the property is a small garden area, together with driveway parking for two vehicles and access to 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 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.

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 South Street. Drive down South Street and take the 5th turning on the left signed George Nympton. Drive down this road and take the second turning on the left into Howards Close. On entering Howards Close take the first turning on the right into Stoats Close.

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.



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

APPROVED CODE
TRADINGSTANDARDS.UK