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21 CATKINS CLOSE

South Molton, Devon, EX36 4FX

Asking Price £255,000 FREEHOLD

Predicted Rental Income £850- £950 pm

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Modern three-bedroom semi-detached home on the popular Cashmere Park development, built just two years ago with the remainder of its NHBC warranty. Overlooking the children's play area, the property offers two parking spaces, a stylish kitchen/dining room, landscaped low-maintenance garden, en-suite to the principal bedroom and beautifully presented accommodation throughout.

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

Key Features

- Beautifully presented semi-detached home
- Built just two years ago
- Remainder of NHBC warranty
- Sought-after Cashmere Park Development
- Stylish kitchen/dining room with French doors
- Principal bedroom with en-suite shower room
- Landscaped south-facing rear garden
- Two allocated off-road parking spaces

Situated on the sought-after Cashmere Park development, this beautifully presented three-bedroom semi-detached home was built just two years ago and benefits from the remainder of its NHBC warranty, offering peace of mind for prospective purchasers.

Occupying an attractive position overlooking the children's play area, the property enjoys a pleasant open outlook whilst providing two allocated parking spaces directly to the front.

The accommodation is well planned and ideal for modern family living. An entrance hall welcomes you into the home, with a spacious living room positioned to the left and a convenient cloakroom/WC to the right. To the rear of the property is a stylish kitchen/dining room, providing an excellent space for both everyday living and entertaining, with French doors opening onto the rear garden.

Outside, the current owners have thoughtfully landscaped the south-facing garden to create a low-maintenance outdoor space, featuring attractive planting and established shrubs, making it an ideal place to relax.

On the first floor are three bedrooms, comprising two comfortable doubles and a single. The principal bedroom benefits from an en-suite shower room, whilst the remaining bedrooms are served by a family bathroom.

Combining the advantages of a nearly new home with tasteful improvements made by the current owners, this attractive property would make an excellent first home, family home or investment opportunity.

SERVICE CHARGE: Approximately £185 per annum for maintenance of the green spaces and playground. (Correct as of July 2026)























THE AREA

South Molton is known for its independent shops, schools for all ages, regular markets and has a strong sense of community, while the surrounding countryside adds to the area's wider appeal. The town provides a useful range of everyday amenities and a straightforward base for exploring the wider North Devon landscape, whether for country walks, time on Exmoor or access towards the coast.

DIRECTIONS

From our office, proceed down South Street, following the road towards the B3226. At the roundabout, take the second exit into the Cashmere Park development. Continue along the road and take the first left into Catkins Close, where the property will be found after a short distance on the left-hand side.

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









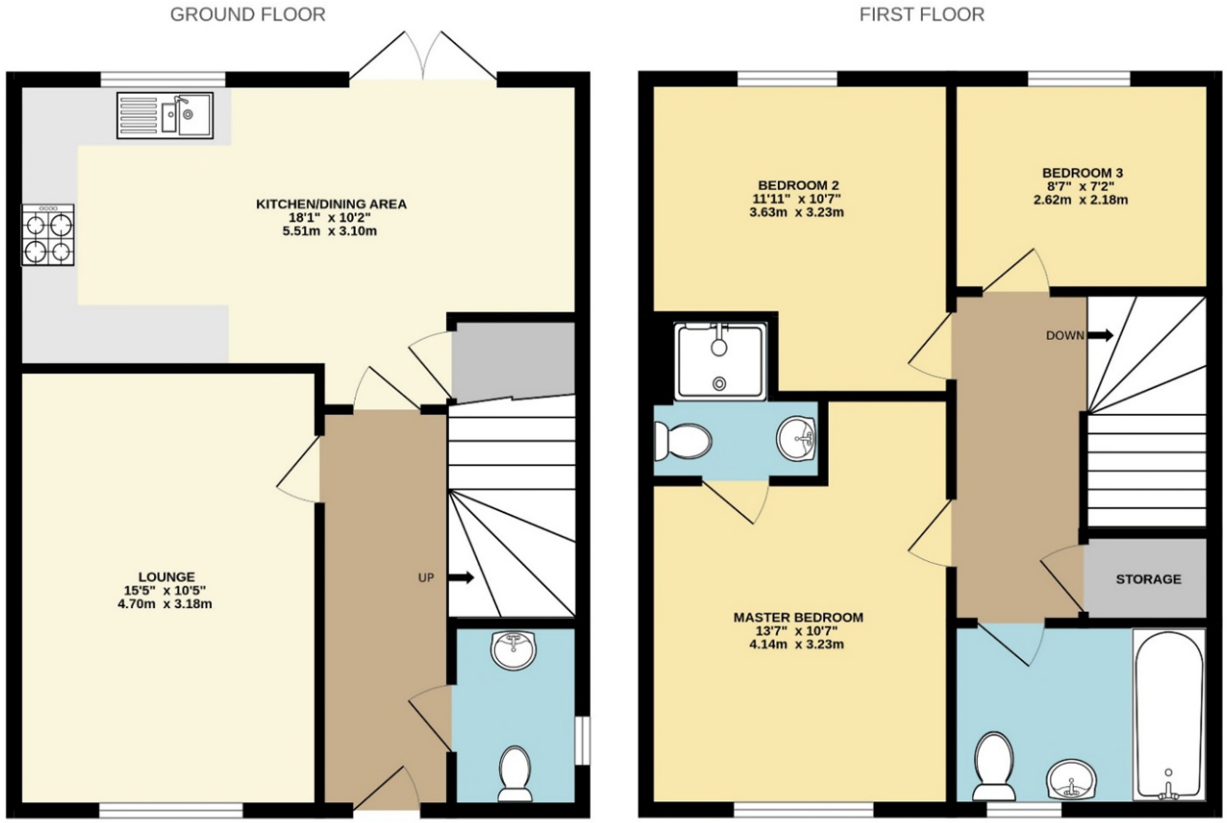
View this property

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.



21 CATKINS CLOSE, SOUTH MOLTON, DEVON, EX36 4FX

TOTAL FLOOR AREA : 936sq.ft. (87.0 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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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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