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6 HOWARDS CLOSE
South Molton, Devon, EX36 4JT

£250,000 FREEHOLD
Predicted Rental Income £950pcm

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Positioned within a desirable cul-de-sac on the edge of South Molton, this well-presented semi-detached home offers versatile and spacious accommodation, including two reception rooms and three/four bedrooms. Further benefits include driveway parking, an enclosed rear garden, and the advantage of being offered with no onward chain.

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

Key Features

- NO ONWARD CHAIN
- DESIRABLE LOCATION ON THE OUTSKIRTS OF THE TOWN
- THREE/FOUR BEDROOMS
- TWO RECEPTION ROOMS
- DRIVEWAY PARKING
- GAS CENTRAL HEATING
- CUL-DE-SAC POSITION

A useful entrance porch provides an ideal space for coats and shoes, with a door leading directly out to the rear garden. An inner door opens into the welcoming entrance hall, which provides access to the principal ground floor rooms, with stairs rising to the first floor.

Positioned to the right is the spacious living room, overlooking the rear garden with a door out to the rear garden. The kitchen is well proportioned and fitted with a range of matching wall and base units, offering ample worktop space together with space and plumbing for white goods.

The separate dining room overlooks the front elevation and offers excellent versatility, making it equally suitable as a second reception room, playroom or home office to suit a buyer's individual requirements. Completing the ground floor is a convenient cloakroom/WC.

On the first floor, bedrooms one and two are both generous double rooms, with bedroom one benefiting from a built-in storage cupboard. Bedroom three is a comfortable single bedroom, while bedroom four would make an ideal nursery, dressing room or home office. The family shower room is fitted with a modern corner walk-in shower, WC and wash hand basin set within a vanity unit.

Outside, the enclosed rear garden has been designed for ease of maintenance and features a pleasant gravelled seating area, ideal for outdoor dining, together with an area of lawn and established shrub borders. To the front of the property is driveway parking, with further potential to enlarge the parking area by incorporating the section of front garden currently laid to lawn,





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.

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. Proceed along South Street and take the 5th turning on the left signed George Nympton. Proceed along the George Nympton road and take the turning on the left into Howards Close.

View this property

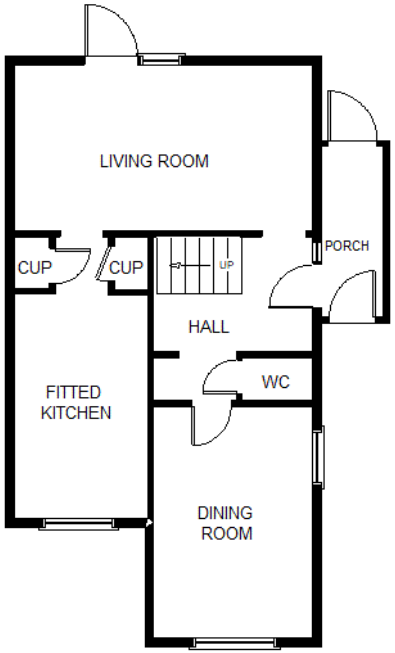
Please contact our South Molton Office on 01769 573181

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

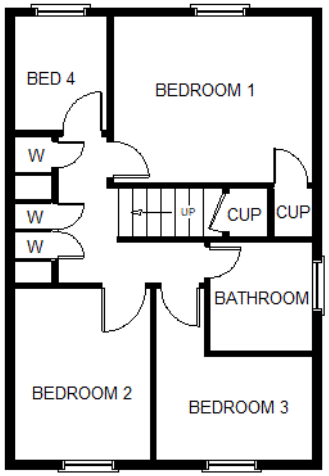
Viewing

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

GROUND FLOOR



FIRST FLOOR



NOT TO SCALE - FOR IDENTIFICATION ONLY

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

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