

Signature
& WATERSIDE HOMES



5 OAKFORD VILLAS

£325,000 FREEHOLD

North Molton, South Molton,
Devon, EX36 3HN



Exceptionally renovated throughout, this impressive three/four-bedroom semi-detached home boasts generous gardens, driveway parking for multiple vehicles and a superb kitchen/dining/family room, all offered to the market with no onward chain.

Key Features

- Exceptionally Renovated Throughout
- Three/Four Good-Sized Bedrooms
- Stunning Kitchen/Dining/Family Room
- Spacious Separate Living Room
- Versatile Home Office/Bedroom Four
- Newly Fitted Family Bathroom
- Large Gardens & Ample Driveway Parking
- No Onward Chain
- Popular North Devon Village of North Molton

An inner hallway welcomes you into the home, providing access to the principal ground-floor rooms, stairs rising to the first floor and a convenient WC.

To your right is the real showstopper of this beautifully renovated home: the impressive kitchen/dining/family room. Fitted with a brand-new kitchen featuring an integrated oven and hob alongside a range of matching wall and base units, this superb room offers ample space for a large dining table as well as additional seating, creating an excellent social and entertaining space. Double doors open directly onto the rear garden.

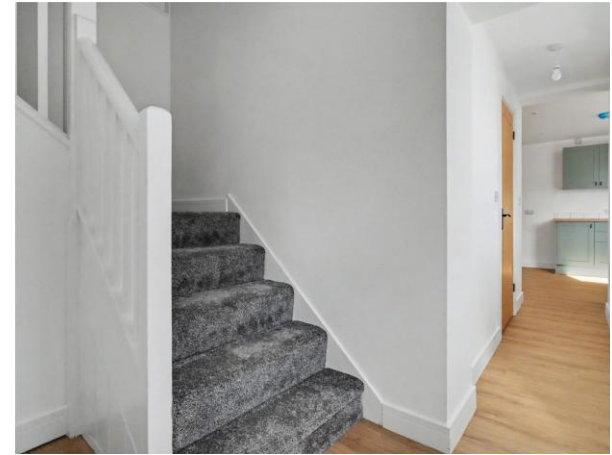
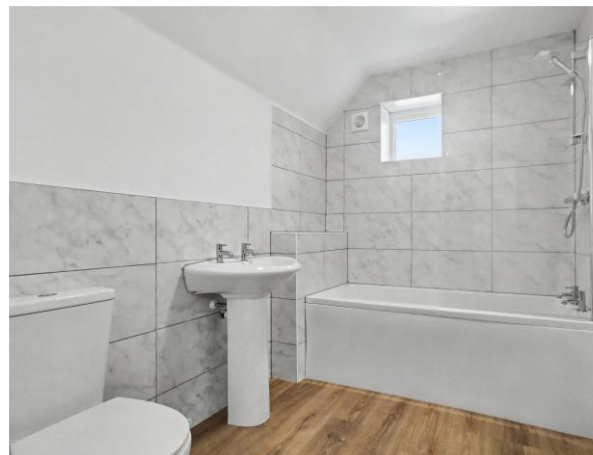
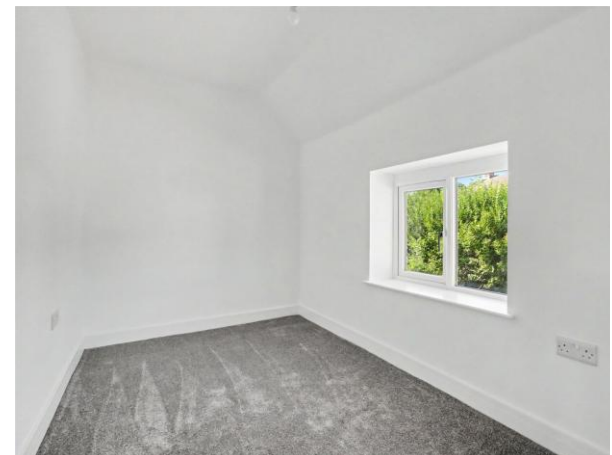
A door leads through to a practical utility area with worktop space, a useful storage cupboard and space and plumbing for white goods, together with a door providing further access to the rear garden. The living room is a spacious and comfortable room overlooking the front elevation. Also on the ground floor is bedroom four, a versatile room which could equally make an excellent home office, playroom or craft room.

On the first floor are three good-sized bedrooms and a newly fitted family bathroom comprising a bath with shower over, WC and wash hand basin.

Outside, the rear garden features a raised seating area, ideal for outdoor dining and entertaining, together with an area of lawn. To the front, the property benefits from an exceptionally large driveway providing ample off-road parking for multiple vehicles, alongside a further generous area of lawn.











The Area

Known as the 'Gateway to Exmoor', with the eastern edge of the village being less than a mile from the National Park, North Molton is a picturesque and traditional village with a thriving community. The village has good amenities including a community shop, a public house, a modern primary school, a garage, a historic church and a large sports hall/community centre. The village is just over 2 miles from the North Devon link road (A361) which provides a quick route to the regional centre of Barnstaple (12 miles) and the M5 and the National rail links at Tiverton (18 miles).

Services and Utilities

Mains water, electric and drainage. LPG fired central heating. We are advised the heating system and electrics are newly installed in 2026.

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

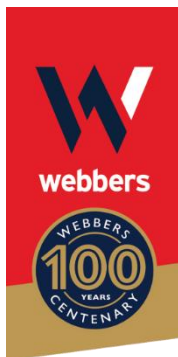
From our office leave The Square via East Street and take the first left into Station road. Follow this road up to the junction with the A361 (North Devon link road). At the roundabout take the second exit signed North Molton. Stay on this road and on entering the village take the first left signed Oakford Villas, turn left and the property is found at the end on your right hand side.

Agents Notes: This property is subject to a section 157 local occupancy restriction. The buyer of this property must have lived or worked in North Devon for the last three consecutive years to be eligible to purchase this property.

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.

GROUND FLOOR



FIRST FLOOR



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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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://checkerofcom.org.uk>

