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11 MACLINS CLOSE

South Molton, Devon, EX36 4DL

£295,000 FREEHOLD

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Positioned within one of the town's desirable cul-de-sacs, 11 Maclins Close is a well-proportioned two-bedroom detached bungalow, benefiting from a good-sized garden, garage and driveway parking. The property requires modernisation throughout, offering an excellent opportunity for a purchaser to update and personalise the home to their own tastes and requirements.

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

Key Features

- POPULAR LOCATION WITHIN WALKING DISTANCE OF THE TOWN
- IN NEED OF COMPLETE MODERNISATION
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- GOOD SIZE GARDEN
- DRIVEWAY PARKING AND GARAGE

Overview

An entrance porch welcomes you into the home, with a further door leading through to a spacious central hallway providing access to all principal rooms. To the left is the generously sized living room, which overlooks the front elevation.

The kitchen is positioned to the rear of the property, overlooking the garden, and benefits from a useful larder cupboard together with space and plumbing for white goods. There are two double bedrooms, both benefiting from fitted wardrobes, along with the bathroom.

From the kitchen, a further inner hallway provides access to the garage and leads through to a conservatory, which is currently in need of significant repair and provides access to the rear garden. To the rear of the garage is a useful utility area.

Externally, the property has a small front garden with driveway parking and access to both sides leading around to the rear. The rear garden is a good size, mainly laid to lawn with a variety of mature shrubs, together with a greenhouse and useful timber storage shed.

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

We understand all mains services are 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

Construction Type:

Standard Construction

Directions

From South Molton Town Square, proceed in a westerly direction, following the signs to Barnstaple, continue into Barnstaple Street and at the crossroads, turn left into West Street. Continue along West Street and at the first mini-roundabout turn left into Maclins Close and the bungalow will be found shortly after on the right.

View this property

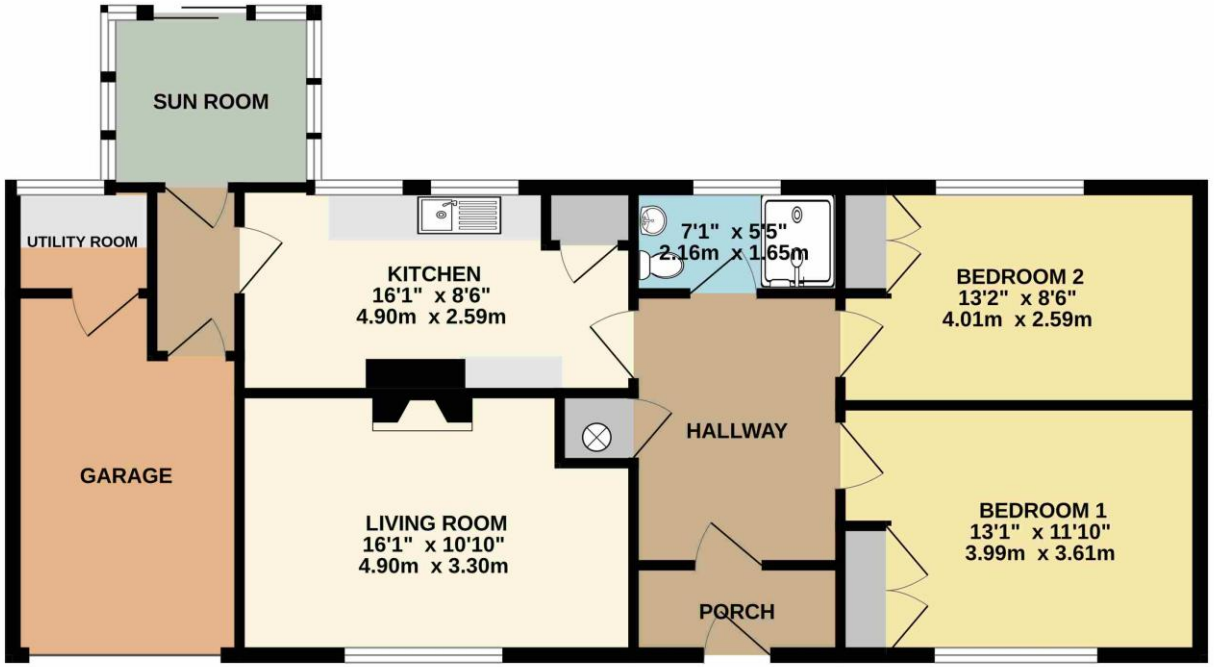
Please contact our South Molton Office on 01769 573181

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



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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