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15 HONEY FARM CLOSE
South Molton, Devon, EX36 3FP

Asking Price £230,000 FREEHOLD
Predicted Rental Income £xxxpcm



Built in 2020 by Chichester Homes, this immaculate two-bedroom semi-detached home offers stylish open-plan living, driveway parking for two, and a landscaped rear garden with patio. Featuring a modern kitchen, downstairs WC, and family bathroom, it's perfect for first-time buyers or downsizers. LABC warranty remaining.

South Molton Office: The Square, South Molton, North Devon, EX36 3AQ

Email: southmolton@webbers.co.uk

KEY FEATURES

- BUILT IN 2020 BY CHICHESTER HOMES
- REMAINDER OF LABC WARRANTY
- IMMACULATELY PRESENTED
- OPEN PLAN KITCHEN/DINER/LOUNGE
- TWO DOUBLE BEDROOMS
- LARGE DRIVEWAY PARKING WITH EV CHARGER
- EXCEPTIONAL SIZE GARDEN FOR SIZE OF HOME
- IDEAL INVESTMENT OR FIRST TIME BUYER HOME
- WALKING DISTANCE TO THE TOWN
- POPULAR CUL-DE-SAC LOCATION OF JUST 21 HOMES

The property enjoys immaculate accommodation throughout, along with a large driveway and a good-sized enclosed rear garden, with a patio area directly out the rear doors, a large area of lawn, bordered by established plants and shrubs.

Upon entering, you are welcomed into a bright and spacious open-plan living area.

The modern kitchen is positioned to the front of the property, with ample space for a dining table and chairs, while the lounge area sits to the rear with patio doors opening directly onto the garden.

Completing the ground floor is a convenient cloakroom with WC and wash hand basin.

Upstairs, there are two well-proportioned bedrooms and a stylish family bathroom fitted with a contemporary white three-piece suite comprising a walk in shower, WC and wash hand basin.

This home is ideal for first-time buyers, downsizers, or investors seeking a property finished to a high standard in a desirable location.

Maintenance Fee: There is an annual maintenance fee of TBC per annum.











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.

DIRECTIONS

From our office in the Square, head up Barnstaple Street (B3226). Before the zebra crossing on North Road, take the left turning, and Honey Farm Close will be found shortly on your left.

SERVICES AND UTILITIES

All mains services connected. Gas fired combi boiler. Underfloor heating to the ground floor, radiators on the first floor. 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

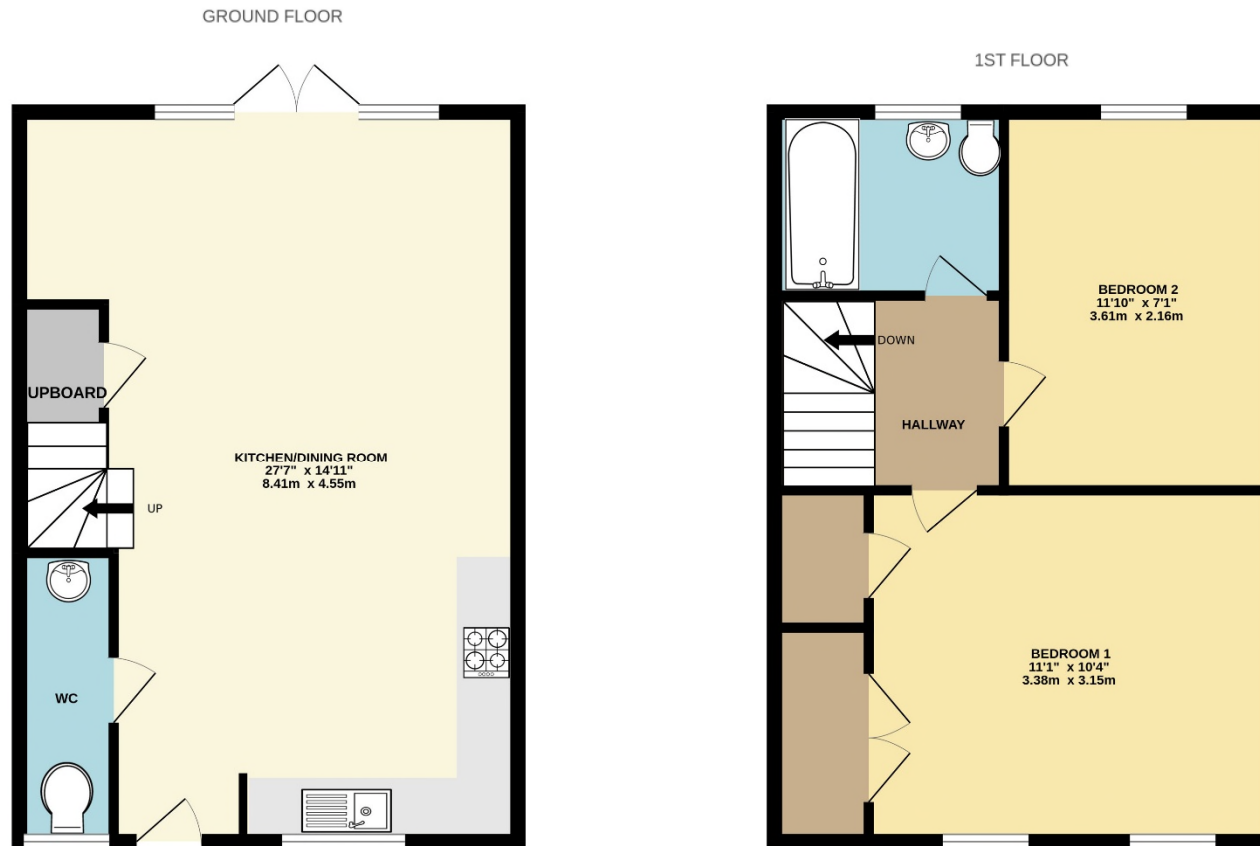
Please contact our South Molton Office on 01769 573 181

**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.



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://checker.ofcom.gov.uk>

