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18 OAKTREE ROAD
South Molton, Devon EX36 4FJ

£270,000 FREEHOLD

Predicted Rental Income £1,000 - £1,100 pcm

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An incredibly stylish and beautifully presented four-bedroom semi-detached home, offering spacious accommodation over three floors. Featuring an impressive master bedroom with en-suite, modern kitchen/diner, attractive low-maintenance garden, garage and parking, all situated within a popular development in South Molton.
EPC B

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

Key Features

- STYLISH FOUR-BEDROOM SEMI-DETACHED HOME
- POPULAR MODERN DEVELOPMENT
- ACCOMMODATION ARRANGED OVER THREE FLOORS
- IMPRESSIVE MASTER BEDROOM WITH ENSUITE
- LOW MAINTENANCE REAR GARDEN
- GARAGE AND OFF STREET PARKING
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

An incredibly stylish and beautifully presented four-bedroom semi-detached home, situated within a popular modern development on the outskirts of South Molton. The property offers spacious and versatile accommodation arranged over three floors, including a superb master bedroom with en-suite, whilst externally benefiting from a well-maintained, low-maintenance rear garden, garage and off-street parking.

The accommodation is well proportioned throughout and briefly comprises an entrance hall, cloakroom, a comfortable living room with useful understairs storage and a modern kitchen/diner featuring a range of integrated appliances and direct access onto the rear patio. To the first floor are three bedrooms and a family bathroom, with one of the bedrooms enjoying pleasant views over the neighbouring green space. The second floor is dedicated to the impressive master bedroom, a fantastic dual-aspect room enjoying elevated views to the rear, complete with its own en-suite shower room.

Outside, the property enjoys an attractive and thoughtfully arranged rear garden, designed with ease of maintenance in mind. The garden is predominantly laid with stone chippings, complemented by established flower beds and an elevated south-west facing patio area, ideal for outdoor dining and entertaining. A pedestrian gate provides access to the garage, which benefits from power, lighting and useful overhead storage, with additional off-street parking directly in front.





The Area

Oaktree Road is situated within a popular modern residential development on the outskirts of South Molton, conveniently positioned within easy reach of the town centre and its excellent range of amenities. South Molton is a thriving North Devon market town, often referred to as the Gateway to Exmoor, offering a variety of independent shops, cafés, restaurants, a Sainsbury's supermarket, traditional twice-weekly Pannier Market, health centre and cottage hospital. The town also benefits from primary and secondary schools, leisure facilities and a strong sense of community. For those commuting, the nearby A361 North Devon Link Road provides excellent access to Barnstaple, approximately 12 miles away, and Tiverton, with onward connections to the M5 motorway. The surrounding countryside and Exmoor National Park are also within easy reach, offering excellent opportunities for walking and outdoor pursuits.

Services and Utilities

All mains services connected. Gas central heating.

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 - What3words ///later.boast.puzzles

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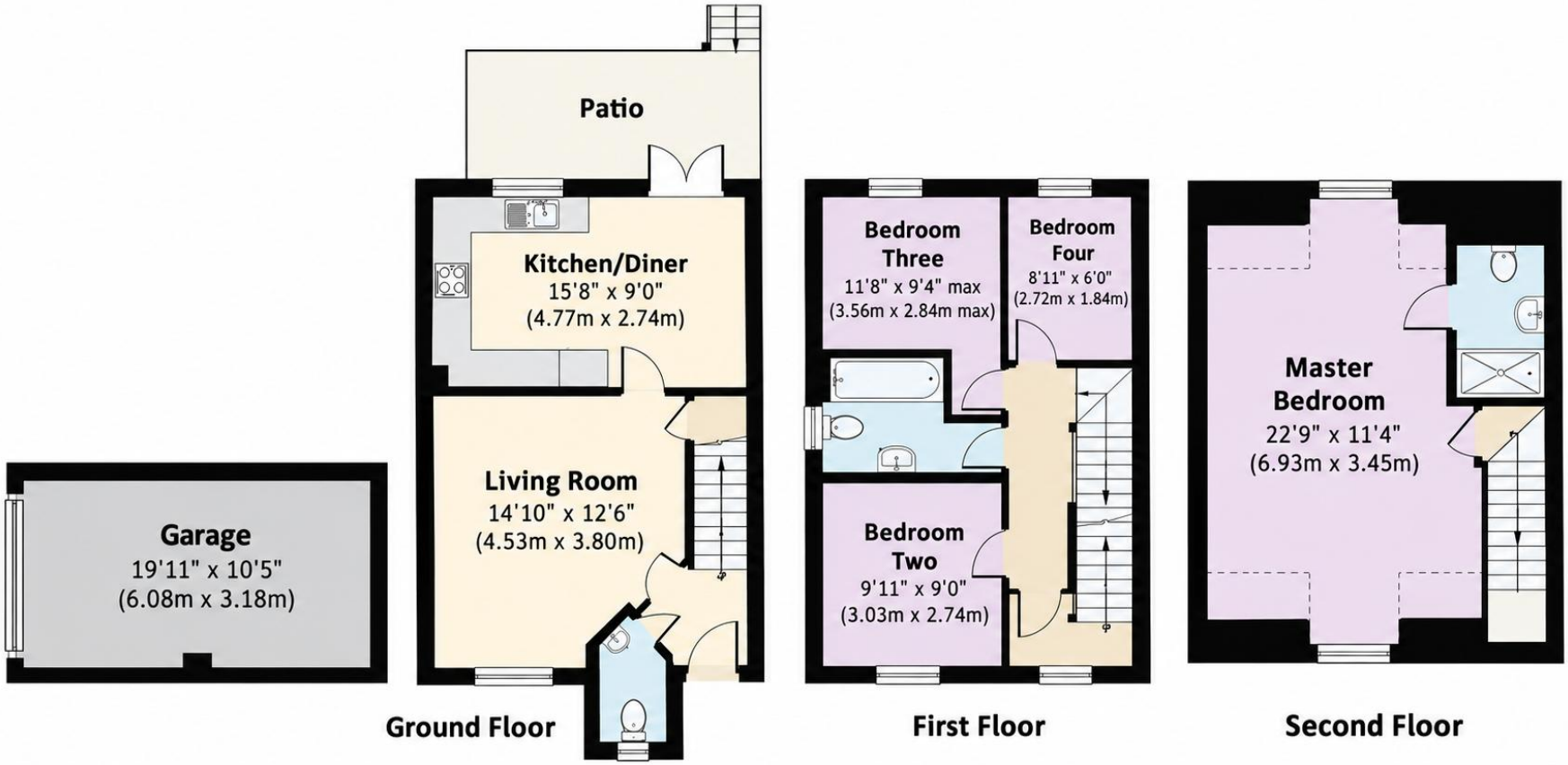
Please contact our South Molton Office on 01769 573181

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.

18 Oaktree Road, South Molton, Devon, EX36 4FJ



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**

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