



22, Mole Ridge Way



22, Mole Ridge Way

, South Molton, Devon EX36 3BE

A short walk from Town Square Barnstaple 10 miles Tiverton 18 miles

A 'brand new' townhouse, offering well-appointed accommodation, with gardens, garage and parking.

- New Home
- Sitting Room
- Garage & Parking
- Standard Construction
- Freehold
- 3 Bedrooms, Master ensuite
- Kitchen/Dining Room (with balcony)
- Gardens
- No Onward Chain
- Council Tax 'tbc'

Guide Price £223,000

Situation

22 Mole Ridge Way occupies a prime and commanding position, in a quiet, residential area, only a short walk from the centre of the traditional and popular market town of South Molton. The town offers a comprehensive range of amenities, including schooling from nursery to secondary level, Sainsbury's supermarket, Post Office, banking facilities, pubs, cafes and an abundance of independent and artisan shops. The town also bustles when the popular twice weekly pannier and weekly stock markets take place.

The recently improved A361 bypasses the town and provides brisk passage to Barnstaple and the North Devon coast to the west and the M5 and Tiverton Parkway train station (London Paddington 1h 57m) to the east.

Description

22 Mole Ridge Way forms one of a pair of brand-new, recently completed, three-bedroom townhouses, built by a respected local developer, who only engage in bespoke and small-scale developments. Unlike many larger developments, 22 Mole Ridge Way is built by 'traditional construction' of brick and block and has been constructed and finished to an enviable standard. The design and layout are both thoughtful and well-considered and provide contemporary, family accommodation, arranged over three floors and presented in excellent decorative order. The property is complemented by an integral garage, driveway parking and gardens with far-reaching views. All your everyday amenities are only a short walk away, with countryside and woodland walks, practically on your doorstep. The construction of the property was overseen by an architect from start to finish and has the benefit of an 'Architects Certificate' (a 10-year warranty, valid from date of issue). The property is available with no onward chain.



Accommodation

Set within a covered porch, the part glazed front door opens into the bright and welcoming HALLWAY, the exceptionally spacious area provides a large storage space, that could be enclosed or adapted in its application, cupboard with combi-boiler and separate storage cupboard beneath and staircase leading up. The UTILITY ROOM is fitted with a range of contemporary, grey units, worktop with inset stainless-steel sink/drainer and space for white goods, CLOAKROOM with WC and basin, Door to the integral GARAGE (18'5"), with electric roller door and photovoltaic system (for roof-mounted PV cells).

On the FIRST FLOOR, the SITTING ROOM has a wall-mounted, electric fire as its focal point and large, sliding doors opening to the enclosed rear terrace and back garden beyond. The KITCHEN / DINING ROOM is fitted with a stylish and comprehensive range of units in grey, with light worktop over and matching wall units, stainless steel sink/drainer, inset Lamona, gas hob with extractor hood over, separate, electric fan oven/grill and space for freestanding white goods. The dining area has double doors opening to a Juliet balcony. CLOAKROOM with basin and WC. Storage cupboard on landing.

The SECOND FLOOR accommodates three bedrooms and the family bathroom. The MASTER BEDROOM has the benefit on an ensuite shower room with 'rainfall' shower, basin, WC and heated towel rail. BEDROOM 2 accommodates a double bed. BEDROOM 3 is a single room, but would provide a perfect office/study. The FAMILY BATHROOM is furnished with a white suite, comprising; Panelled bath with shower over, pedestal basin and WC. Storage cupboard on landing.

Outside

To the front the property is driveway parking, with steps to the side, leading to a timber gate and the secure back garden. The Back garden has the benefit of a southerly aspect and has been terraced for ease of maintenance but offers further opportunity to be landscaped. There is a sheltered, paved terrace, offering a good deal of privacy, with external power points and wall-mounted lighting.

Services and Additional Information

All mains services are currently connected. Gas central heating via radiators. Full uPVC double glazing throughout. Roof mounted PV cells (solar panels).

The property is a 'new build' and broadband speeds and mobile coverage are not available from Ofcom but Standard' / 'Superfast' / 'Ultrafast' broadband is available in Mole Ridge Way

Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572 263.

Directions

From South Molton Town Square, proceed in a westerly direction, following the signs to Barnstaple, into North Road, after approx. 0.1 miles, turn right signed 'Mole Ridge Way' after approx. 150 yards, No.22 will be found at the end of the road, on the right hand side with Stags 'For Sale' board clearly displayed.

what3words://natural/thrashing/heap.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



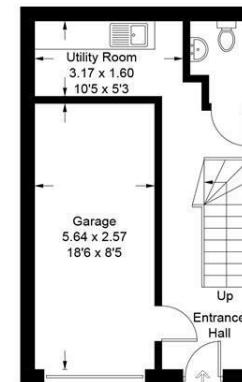
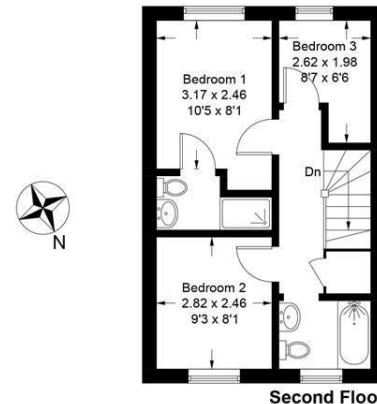
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

29 The Square, South Molton,
EX36 3AQ

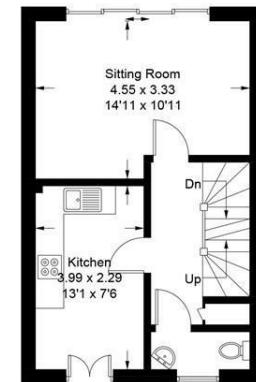
south-molton@stags.co.uk

01769 572263

Approximate Gross Internal Area = 101.9 sq m / 1097 sq ft
(Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
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