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Rarotonga





South Molton 3 miles Exmoor National Park  
1 mile

A well-presented detached  
bungalow in a tucked away  
setting in a popular village close  
to Exmoor

- Kitchen/Breakfast Room
- Living Room
- Dining Room
- 3 Bedrooms (1 en-suite)
- Bathroom
- Excellent Detached Garage and Workshop
- Ample Parking
- Enclosed Gardens
- Council Tax Band C
- Freehold

Guide Price £395,000

### Situation

Rarotonga is set in the very much sought after village of North Molton, which offers an excellent range of village amenities including a good primary school, public house, two churches, garage/petrol station, excellent sports club and the new community shop is due to open imminently. The thriving market town of South Molton is only 3 miles and offers a good range of social, shopping and banking facilities together with schooling to secondary level. North Molton is easily accessible to the A361 (North Devon Link Road) which provides a direct route to the regional centre of Barnstaple to the west and Tiverton to the south east and further on to the M5 (J27) and Tiverton Parkway railway station on the Paddington line. The boundary of the Exmoor National Park is only one mile from the property and the renowned North Devon coastline and some of the best beaches in the country at Croyde, Saunton Sands and Woolacombe is also within easy reach by car.

### Description

Rarotonga is a fine, detached bungalow in a tucked away setting. Having been considerably extended by the current owners, the bungalow offers spacious accommodation and well-tended, enclosed gardens. There is ample parking and of particular mention is an excellent, detached garage and workshop.

### Accommodation

The main door to access the bungalow leads directly into the UTILITY/BOOT ROOM with plumbing for washing machine and a part-glazed door leads into the KITCHEN/BREAKFAST ROOM which is fitted with a range of matching units with worktops over and sink unit. Appliances include a double electric oven, 4 plate hob with extractor hood, integrated dishwasher and fridge. An archway leads through to the DINING ROOM/SNUG. The INNER HALL has a door to the front garden and a linen cupboard and doors off to the THREE BEDROOMS and a BATHROOM. BEDROOM ONE is a double room with fitted bedroom furniture and an EN-SUITE SHOWER ROOM fitted with a modern suite. BEDROOMS TWO and THREE are both double rooms. The

FAMILY BATHROOM is fitted with a panelled corner bath with electric shower over, pedestal wash basin and WC. At the end of the HALL is the large, double aspect LIVING ROOM with a fine outlook over the gardens.

### Outside

The bungalow is approached initially over a driveway that is shared with just one other property. At the front of the bungalow is parking for several vehicles which leads to a detached GARAGE (18' x 10'5") and WORKSHOP (18' x 10'7"), both with power and light connected. To the side and rear of the garage/workshop is a gravelled and circular, paved patio area and a lean-to GREENHOUSE. The gardens mainly lie to the rear. Initially there is an area of decking adjoining the bungalow that leads out into the mature garden which is mainly laid to lawn and interspersed with mature shrubs and trees.

### Services

Mains electricity, water and drainage. Economy 7 night storage heating. Mobile phone coverage available inside and out from all major suppliers. Broadband up to superfast is available (Ofcom)

### Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

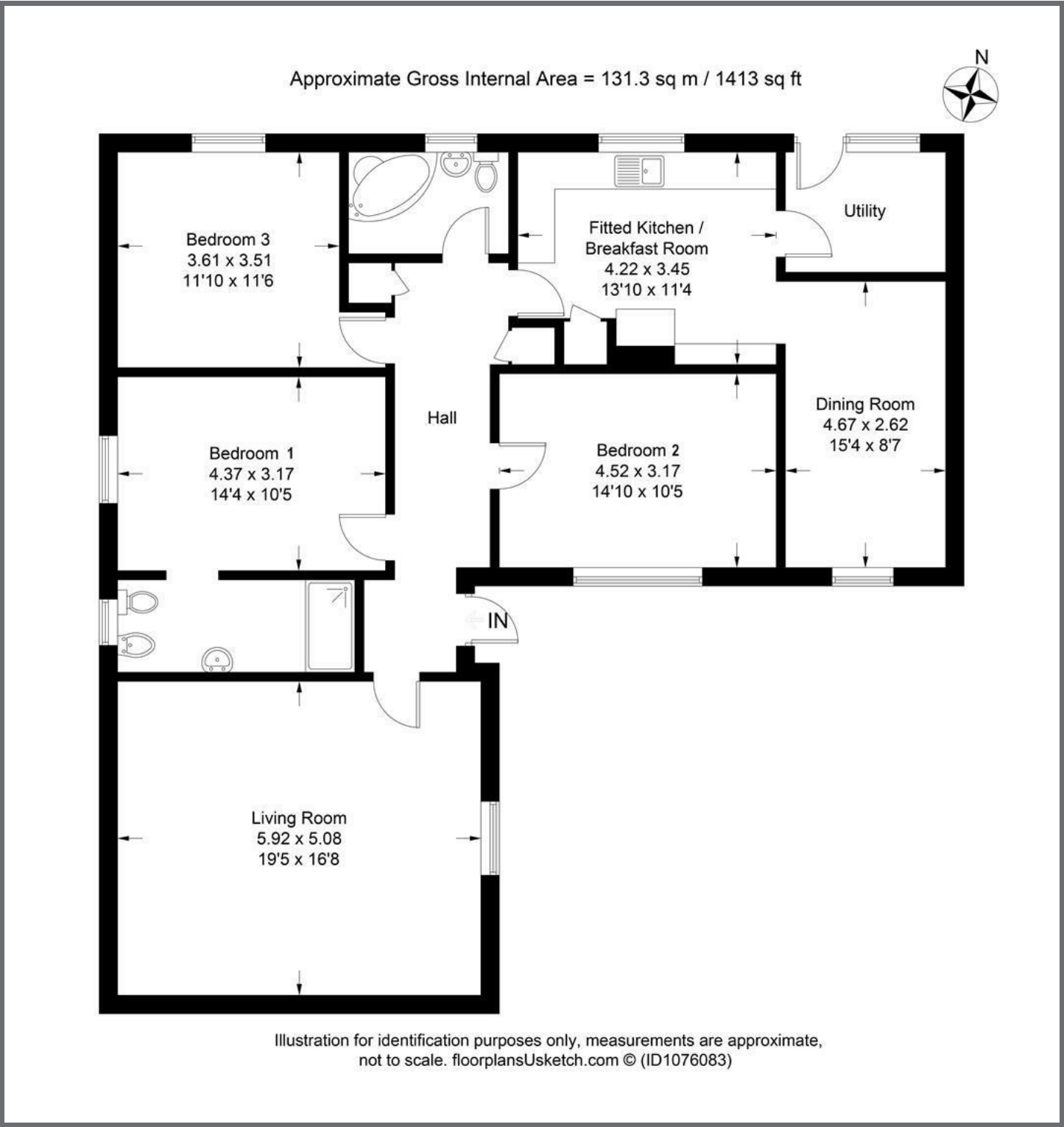
### Directions

On approaching North Molton from the A361, proceed into the village and take the second left turn immediate after the garage into Back Lane. Continue along this road and just after the road bears to the right the entrance to Rarotonga will be seen on the right.  
What3words Ref: montage.cries.sizzled









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			
(92-100) A			78
(81-91) B			
(69-80) C			49
(55-68) D			
(39-54) E			
(21-38) F			15
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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