



3 Maclins Close



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South Molton, Devon EX36 4DL

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

A detached bungalow offering scope for improvement, nestled in a quiet cul-de-sac towards the western edge of town.

- Large Living Room
- 3 Double Bedrooms
- Garden Room / Potting Shed
- Garage & Parking
- Freehold
- Kitchen / Breakfast Room
- Utility Room
- Front & Rear Gardens
- Council Tax Band 'D'
- NO ONWARD CHAIN

Guide Price £325,000

## Situation

3 Maclins Close nestles in this desirable cul-de-sac, towards the western edge of the popular and traditional market town of South Molton. The town offers a comprehensive range of amenities, including schooling from nursery to secondary level, Sainsburys 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 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

3 Maclins Close is a detached bungalow, offering spacious accommodation, garage, driveway parking and good size gardens. The bungalow is situated in a quiet and desirable cul-de-sac, where property is much sought after and rarely comes to the market, this particular property is available for the first time in approximately 30 years. The property offers plenty of scope for modernisation/improvement.



## Accommodation

An open porch incorporates the fully glazed front door, opening into the spacious HALLWAY, with doors to all principle accommodation and double doors to airing cupboard. The generously proportioned LIVING ROOM, with ample space for sitting and dining, has a large panoramic window overlooking the front garden, gas fire with tiled hearth, stone surround and mantle over and serving hatch to kitchen. The KITCHEN / BREAKFAST ROOM is fitted with an extensive range of wooden base units, mottled worktop over and matching wall units, space for white goods, stainless steel sink with double drainer, integrated 4-ring gas hob, built-in electric fan oven/grill, breakfast bar and two pantries. A door opens to the REAR HALLWAY with door to back garden, door to the attached GARAGE, with up/over door and sliding door to the UTILITY / STORE, with plumbing for washing machine. There are THREE DOUBLE BEDROOMS. The family BATHROOM comprises of a vintage pink suite, with panelled, enamel bath, WC and pedestal basin.

## Outside

The front garden is predominantly laid to lawn and bordered by mature flowering plants, shrubs, bushes and trees. The brick paved driveway provides parking and extends into a path, leading to the back garden. There is a garden room / potting shed attached to the side of the garage, that can be accessed either from the front or back gardens. The back garden is currently very much a 'kitchen garden' and has been used for the cultivation of 'fruit and veg as opposed' to recreation but could easily be repurposed. There is a small area of lawn, large vegetable patch, raised beds, footings for two greenhouses, all bordered by some specimen bushes and trees.

## Services

Mains electricity, water, gas and drainage are all connected. Full uPVC double glazing throughout.

## Viewing

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

## Directions

From South Molton Town Square, proceed in a westerly direction, following the signs to Barnstaple, into Barnstaple Street, after a short distance, upon reaching the crossroads, turn left into West Street. Continue along West Street, at the first mini-roundabout turn left into Maclins Close, after a short distance, No.3 will be found on the left, with a Stags 'For Sale' board clearly displayed.  
What3words Ref: Proch.Greet.Remarking



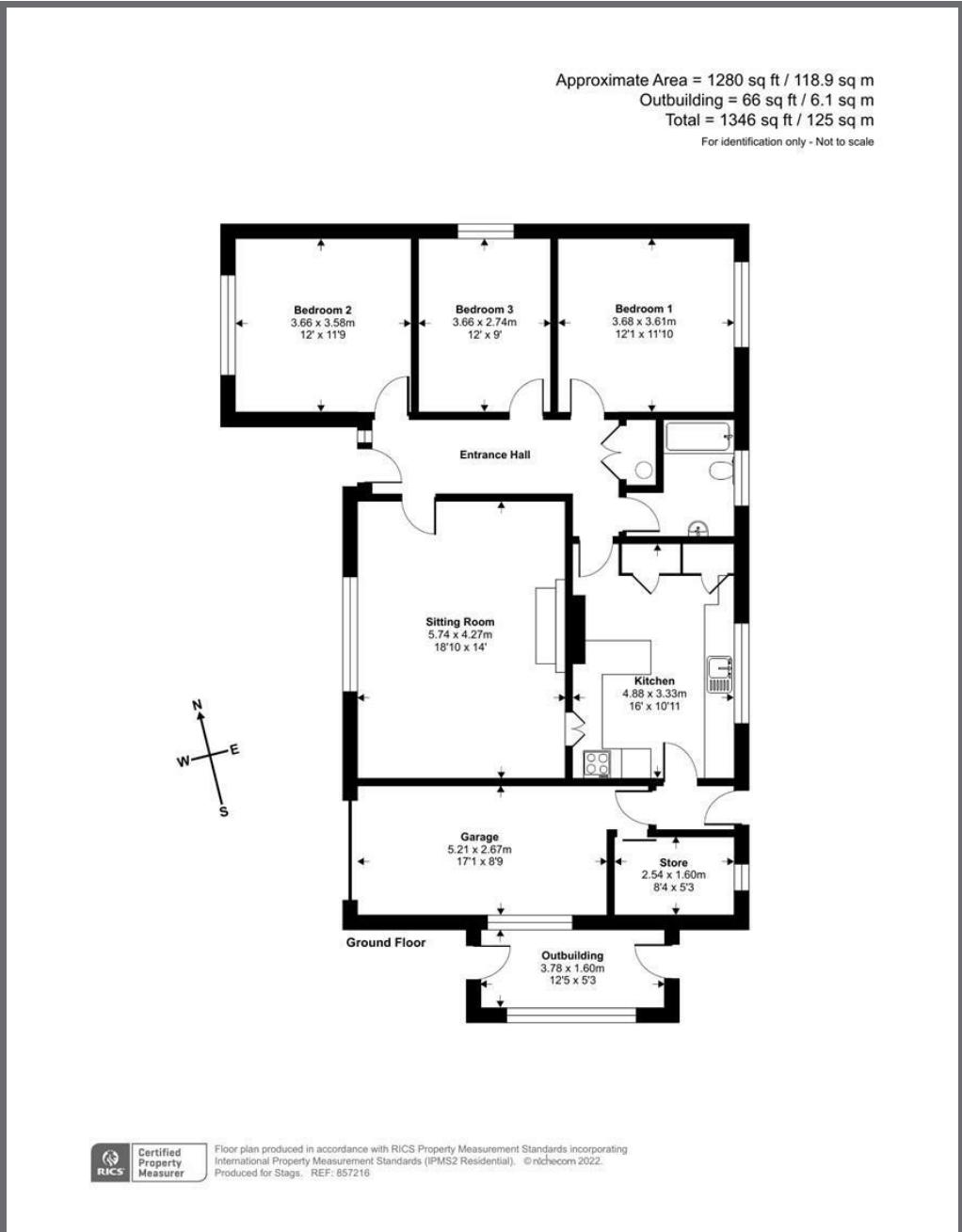


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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