



4 Magdalene Way



# 4 Magdalene Way

, South Molton, Devon EX36 4FH

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

A beautifully presented and spacious former show home, offering contemporary, versatile family accommodation, close to the edge of town.

- 4 Bedrooms (master ensuite)
- Living Room
- Kitchen & Dining Room
- 3 bath/shower rooms
- Gardens
- Garage & Parking
- NHBC Warranty
- NO ONWARD CHAIN
- Freehold
- Council Tax band ' D'

Offers In The Region Of  
£240,000

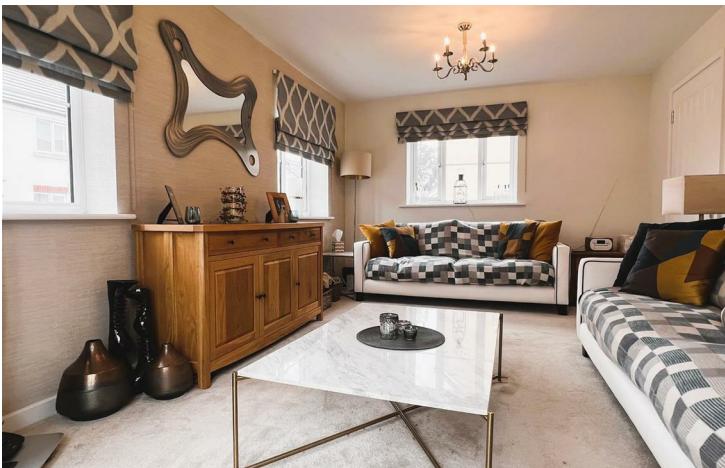
#### Situation

4 Magdalene Way is part of this modern and much sought after 'new' development, located at 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

4 Magdalene Way is a well-considered, detached family home, forming part of a new development, located towards the western edge of South Molton but only a short walk to your everyday amenities. The house was built in 2018 and was the 'show home' for the developers, Wainhomes and used to showcase the quality of the Honeymead development until it was purchased by the current owners. The thoughtful improvements that have been made set this property apart from its contemporaries. The house is beautifully presented and tastefully appointed, with four well-proportioned bedrooms and generous living spaces the house offers versatile, family accommodation. The house is complemented by a level and secure garden, detached garage and parking. The property has the benefit of an NHBC warranty (approx. 8 years remaining).



#### Accommodation

Steps lead up to an open porch with part-glazed front door opening into the welcoming ENTRANCE HALL with bespoke cupboard for cloaks/shoes, CLOAKROOM with WC and basin, staircase leading up and doors to all downstairs accommodation. The KITCHEN and DINING ROOM combine, allowing for a much sought after, contemporary family living space. The KITCHEN is fitted with a range of light base units with contrasting worktop over and matching wall units, with downlighting beneath. Modern integrated appliances include; inset stainless steel gas hob with glass splashback, double fan oven/grill beneath and stainless-steel extractor hood over, 1½ bowl stainless steel sink/drainer, double height fridge/freezer, dishwasher, washing machine/dryer and boiler. The DINING ROOM affords plenty of space for a family dining table and entertaining, there is a large under stairs storage cupboard and double doors open to the terrace and back garden beyond. The triple-aspect LIVING ROOM is exceptionally bright and spacious, with double doors opening out to the terrace and back garden, the room is currently a sitting room but could also accommodate a dining table, if desired.

The first floor has two bedrooms and family bathroom, airing/linen cupboard, with hot water cylinder. The impressive MASTER BEDROOM enjoys a double aspect and is complemented by an ensuite shower room comprising; shower, basin & WC. BEDROOM 4, currently a home office/craft room, is a large single room but could easily accommodate a double bed. The FAMILY BATHROOM has a modern, four-piece white suite comprising; panelled bath, large shower cubicle, basin, WC, heated towel rail, complemented by contemporary tiling throughout.

The second floor has two further double bedrooms and shower room. BEDROOM 2 and BEDROOM 3 are both double rooms, with duel aspects and far reaching southerly views. The SHOWER ROOM comprises; shower, basin and WC.

#### Outside

At the front and to the side the property, the house is bordered by mature, planted beds, with an area of lawn to the lefthand side of the house. The level back garden is a generous size for a modern property and offers a secure and versatile family space with plenty of scope for further landscaping/improvement. The garden is predominately laid to lawn, bordered by mature planted beds, a patio/terrace extends the full width of the house, a side gate allows rear access. At the top of the garden is a detached garage, with a wealth of overhead storage and driveway parking.

#### Services

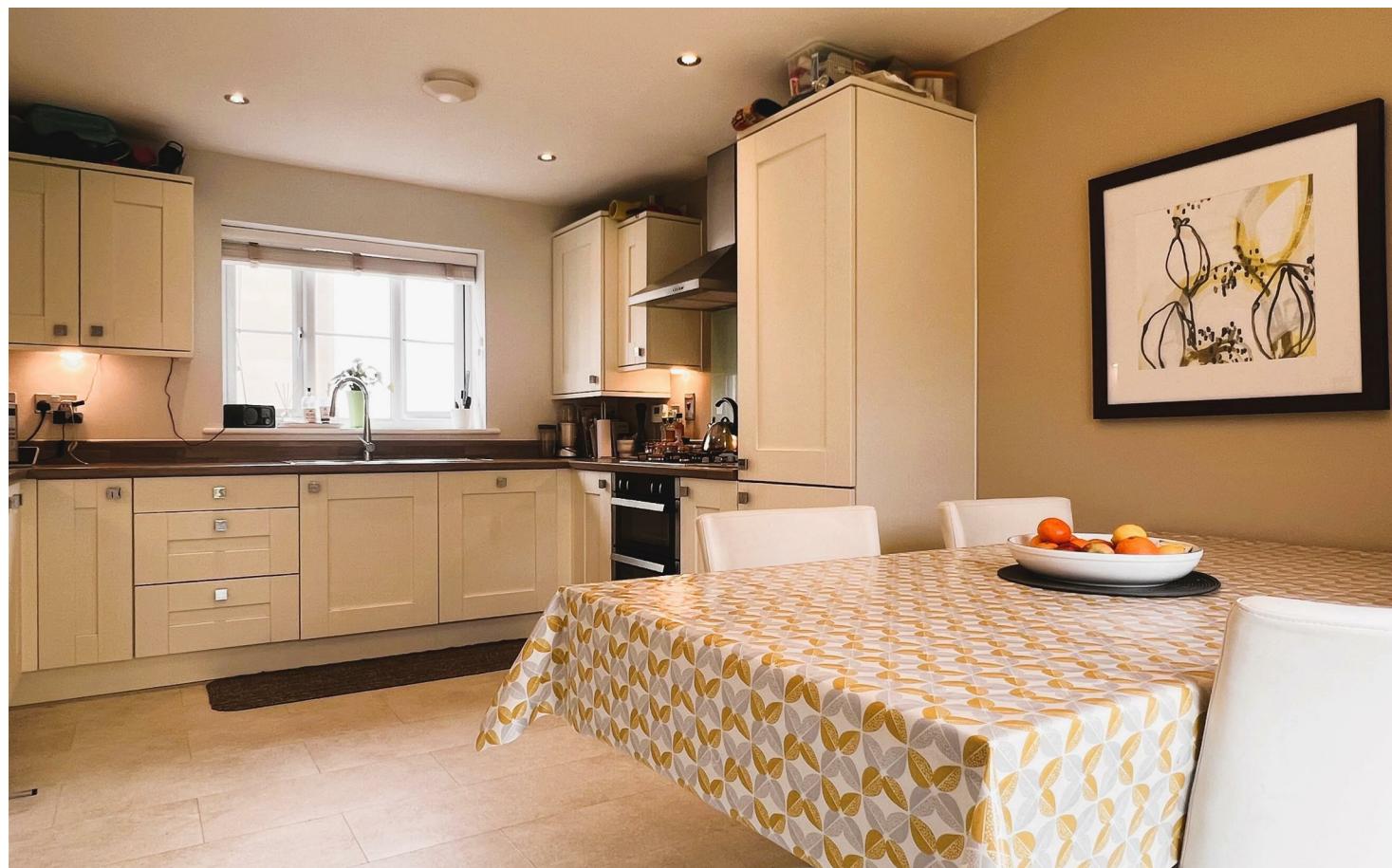
All mains service are currently connected. gas central heating via radiators. Full uPVC double glazing throughout. NHBC warranty.

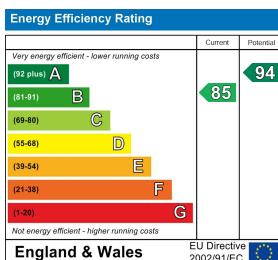
#### Viewing

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 Barnstaple Street, after a short distance, upon reaching the crossroads, turn left into West Street. Continue along West Street and take the last left turn before leaving town, into Oaktree Road, after a very short distance, turn left into Magdalene Way and number 4 will be found at the end, on the left hand side.  
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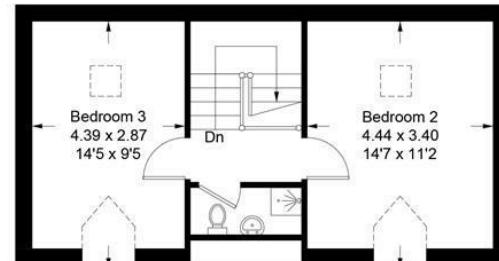


29 The Square, South Molton,  
EX36 3AQ

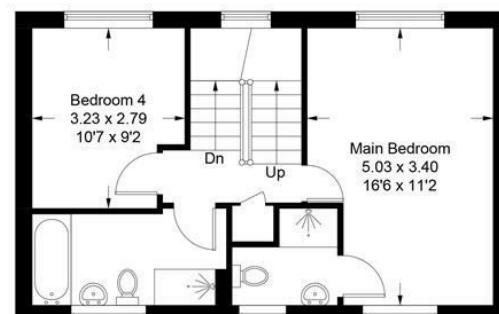
south-molton@stags.co.uk

01769 572263

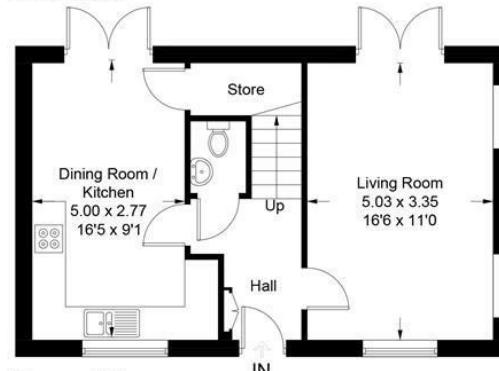
Approximate Gross Internal Area = 119.0 sq m / 1281 sq ft



Second Floor



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID992825)