



28 Howards Close

28 Howards Close, , South Molton, Devon, EX36 4JT



Barnstaple 11 miles Tiverton 19 miles

A detached bungalow in a good-sized corner plot on the edge of the town

- Entrance Porch
- Open-Plan Living/Dining Room
- Conservatory
- Three Bedrooms
- Shower Room
- Garage
- Level Gardens
- Plentiful Parking
- Freehold
- Council Tax Band D

Guide Price £350,000



Situation

28 Howards Close is set well back in a tucked away position in a quiet and sought after cul-de-sac towards the southern 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

28 Howards Close is a modern detached bungalow set in a good sized corner plot on the edge of the town. The accommodation will be found to be in good decorative order and has a light and spacious feel, particularly in the main reception room. There is extensive parking to the front and level, enclosed gardens surround the bungalow.

Accommodation

A double glazed door leads into an enclosed ENTRANCE PORCH with a tiled floor. A sliding doors leads into the light and spacious triple aspect LIVING/DINING ROOM which has a pleasant outlook. There is a former stone fireplace with gas connection point. The KITCHEN is fitted with a range of modern kitchen units comprising base units with cupboards and drawers with worktop over, tall unit with eye level, stainless steel double gas oven, 5 ring hob, space and plumbing for dishwasher, space for fridge/freezer and 1½ bowl stainless steel sink unit with mixer tap. Matching range of wall mounted units. Wall

mounted gas fired boiler for domestic hot water and central heating. Off the living/dining room is a CONSERVATORY with door into the garage and door to outside.

The INNER HALL has an airing cupboard and doors lead off to the THREE BEDROOMS and the superbly fitted SHOWER ROOM, fully tiled and newly fitted with a modern suite comprising a large tiled shower cubicle, pedestal wash basin, WC and heated towel rail.

The attached GARAGE/UTILITY has a personal door through to the conservatory and has plumbing for a washing machine.

Outside

To the front is a large tarmac driveway which provides plenty of room for parking and turning. There are good-sized and level gardens surrounding the bungalow which are mainly laid to lawn with patio area, raised vegetable beds and a useful timber framed garden SHED (13' x 6').

Services

All mains services are connected. Mains central heating via radiators

Viewing

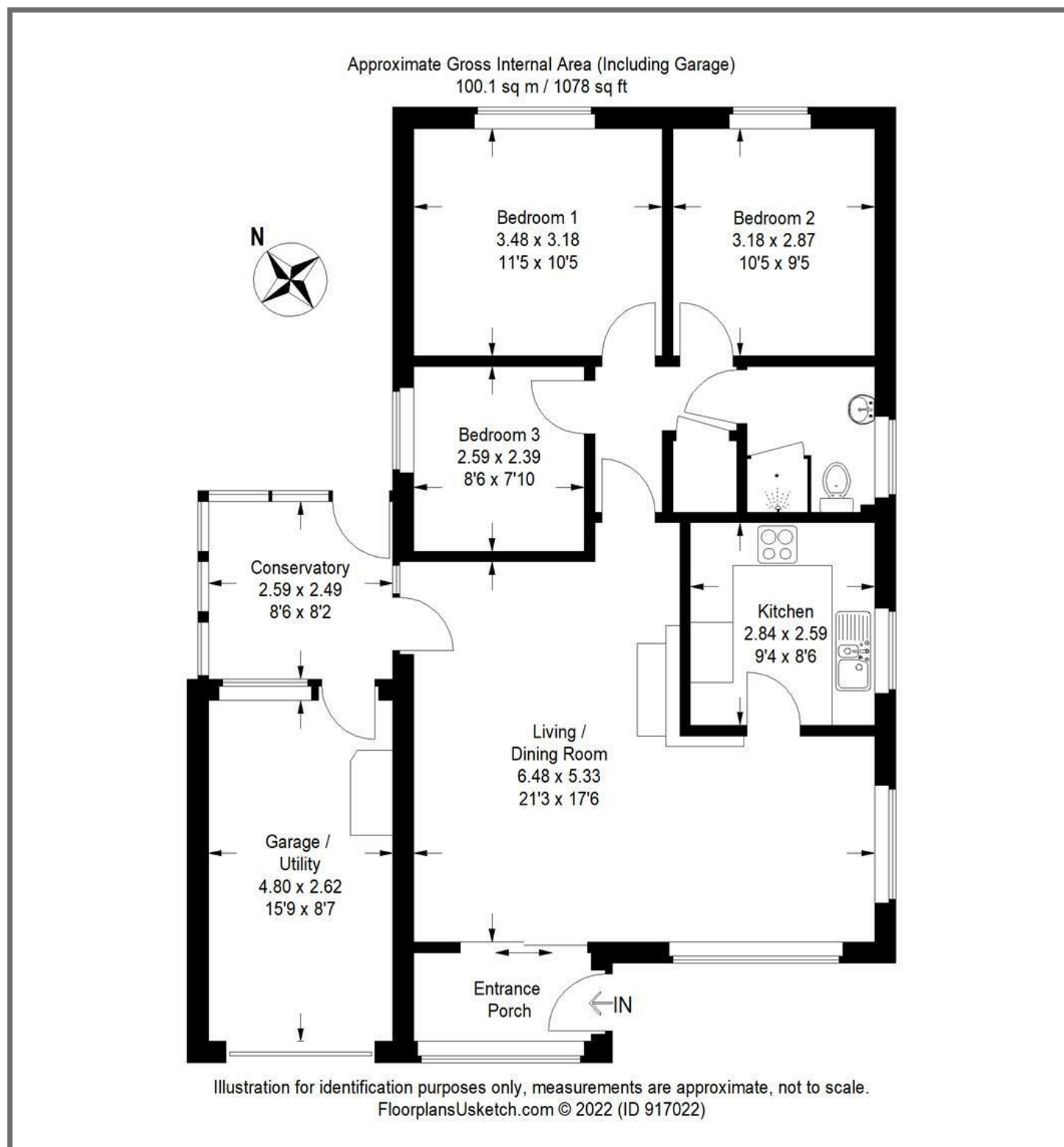
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

From the square in South Molton proceed down South Street and take the left hand turning to George Nympton. After about 200 yards take the left turn into Howards Close. Proceed through the close and number 28 will be found at the end towards the left hand side.

What3words Ref: skewed.marker.aboard





These particulars are a guide only and should not be relied upon for any purpose.

29 The Square, South Molton, EX36 3AQ



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		85
81-91	B		
69-80	C	69	
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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