



63 Kingsway



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South Molton, Devon, EX36 4AL

Town Square 0.4 miles Barnstaple 10 miles Tiverton 18 miles

A three-bedroom house with large gardens, parking and fine views, set towards the edge of town.

- 3 Bedrooms
- Sitting Room with Woodburning fire
- Garden Room
- Enclosed Gardens
- Council Tax Band 'B'
- Parking For Multiple Vehicles
- Combined Kitchen / Dining Room
- Utility Room
- No Onward Chain
- Freehold

Guide Price £269,950

## Situation

The property occupies a favourable position, within a generous plot, towards the southern edge of the 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 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

63 Kingsway is a mid-terrace, 3 bedroom, family home, at the centre of a generous plot and enjoys an open aspect. The house is complemented by large gardens front and back, driveway parking for multiple vehicles and enjoys far-reaching views over the town towards Exmoor in the distance. The accommodation has been extended over the years, improved by the current owners and offers well-considered, family accommodation, with scope for further improvement. Situated toward the southern edge of the town, all daily amenities are only a short and level walk away, as is the glorious, North Devon countryside. The property is offered for sale with no onward chain.



## Accommodation

The part glazed front door opens into the ENTRANCE HALL, with space for hanging coats and further door to hallway, with stairs leading up and doors to the main reception rooms. The SITTING ROOM with inglenook fireplace, complete with woodburning fire on a slate hearth with rustic, oak mantle over and inset bookshelves and cupboards to the side, fully-glazed double doors open to the GARDEN ROOM, this bright room enjoys a double aspect and is currently used as a study/craft room, a glazed door opens to the rear deck. The KITCHEN & DINING ROOM have been combined, creating a much sought-after, family living space, the well-appointed KITCHEN opens to the dining area and is fitted with a comprehensive range of light base units with contrasting dark worktop over, tiled splashbacks and matching wall units, 4-ring stainless steel, electric cooker with double oven/grill with extractor hood over, 1½ bowl stainless steel sink/drainer, space for tall fridge/freezer, window to utility room, large under stairs storage cupboard and door to the side-passageway. A large archway opens to the DINING ROOM, with a southerly aspect and views to the front. The UTILITY ROOM offers a fantastic storage area with space/plumbing for white goods, panoramic windows overlooking the back garden, door to the rear deck and internal passageway leading from the front the back of the house and CLOAKROOM with WC and basin and open doorway to a further useful storage area.

The stairs lead up to 3 bedrooms and the family bathroom. The MASTER BEDROOM with inset cupboard/wardrobe and enjoys far reaching views. BEDROOM 2 is also a double room, with fine views. Bedroom 3 is a well-proportioned single room, overlooking the back garden. The FAMILY BATHROOM with white suite, comprising; panelled bath/shower over, pedestal basin with fitted vanity unit over, WC and wall mounted Worcester combi-boiler. The loft is insulated and fully boarded.

## Outside

The front garden is predominantly laid to lawn, with driveway parking for multiple vehicles at the front and path to the side, leading to both the front and side door respectively. The large, back garden, is currently divided in two by a wooden fence. Behind the house a decked-terrace, that provides a private and sheltered seating area, steps lead to the main lawn, with planted borders, pond, small play area with wood chippings and path to the 'upper garden', currently an aviary. The gardens are enviable in their proportion and offer considerable potential.

## Services & Additional Information

All mains services are currently connected. Gas central heating via radiators. Full uPVC double glazing throughout.

'Standard' / 'Superfast' / 'Ultrafast' broadband is available (Ofcom). Mobile phone coverage from the major providers is 'likely' (Ofcom).

## Viewings

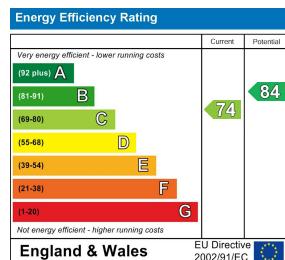
Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01769 572 263.

## Directions

From South Molton Town Square, proceed in a westerly direction into South Street (B3226), follow this road for approx. 0.25, turn left signed 'Kingsway', then almost immediately right and No.63 will be found on the left, with a Stags 'For Sale' board clearly displayed.  
what3words://resemble.invest.profited



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