



Francis Close





# Francis Close

North Road, South Molton, EX36 3AZ

Barnstaple 10 miles Tiverton 18 miles

Set within a large plot, a spacious detached bungalow in a superb tucked away setting

- Superior detached bungalow
- Hall and Cloakroom
- Fitted Kitchen
- Double Garage and Parking
- Freehold
- Superb, tucked away setting
- Large Sitting/Dining Room
- 4 Bedrooms (Master En-Suite)
- Large Mature Gardens (0.63 acre)
- Council Tax Band E

Guide Price £575,000

## Situation

Francis Close is set in an excellent, very tucked away setting only a short walk to the centre of the traditional and 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, 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 recently improved A361 bypasses the town and provides good access to the regional centre of Barnstaple to the west and to Tiverton, the M5 and Tiverton Parkway train station (London Paddington 2 hours) to the east. Both Exmoor National Park and the renowned North Devon coastline are within easy reach by car.

## Description

Of block cavity construction under a tiled roof, Francis Close is a superb bungalow set in a very good, tucked away setting in the town. The bungalow was originally built to an individual specification and offers very spacious and well-presented accommodation throughout. The bungalow is set in a large plot of lovely mature gardens which offers an excellent degree of privacy from neighbouring properties.





### Accommodation

A wide open storm PORCH and front door leads directly into the HALL which has an airing cupboard, cloaks cupboard and door to the double garage. CLOAKROOM with WC and wash basin. The particularly impressive and spacious 'L' shaped SITTING/DINING ROOM is a double aspect room with a fireplace with inset living flame mains gas fire, sliding patio doors with a lovely outlook over the front gardens. The KITCHEN also has a fine outlook over the gardens and is fitted with a modern range of oak fronted wall and base units with 1¼ bowl sink unit with mixer tap, integrated dishwasher, integrated fridge/freezer and microwave and electric double oven with induction hob and hood over.

BEDROOM ONE is a good sized double room with an EN-SUITE SHOWER ROOM with large shower cubicle, vanity wash basin and heated towel rail. BEDROOM TWO is a double room with two built in wardrobes. BEDROOM THREE is a single room with double doors concealing a desk space and BEDROOM FOUR is a single room. The fully tiled BATHROOM is fitted with a modern suite comprising a panelled bath with shower over, WC, vanity wash basin and heated towel rail.

### Outside

The property is approached over a very attractive sweeping driveway flanked by mature shrubs and trees including flowering camellias, rhododendrons and evergreens. The drive leads to the rear of the bungalow and to a large parking and turning area bordered by mature hedging and a 'wooded' area of garden. The DOUBLE GARAGE has an up and over door, stainless steel sink unit and internal door.

The bungalow is centrally set in a large plot of attractive, south-facing mature gardens, mainly laid to lawn and interspersed with a variety of trees and shrubs. Adjoining the front of the bungalow is a paved pathway and wider patio area outside of the sitting room patio doors. In the lower eastern corner of the garden is an ornamental garden pond. Useful buildings include a timber-framed garden shed, aluminium greenhouse and summer house.

In total the property extends to just under TWO-THIRDS OF AN ACRE.

### Services

All mains services currently connected.

Mobile phone signal is likely from all major providers (Ofcom).

Standard, superfast and ultrafast broadband are available (Ofcom).

### Viewing

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

### Directions

From South Molton Town Square proceed west out of the square signed towards Barnstaple (A361). Continue along Barnstaple Street and continue straight on at the crossroads towards Barnstaple. Pass the next two left turnings and the driveway leading to the property will be found on the left. What3words Ref: wakes.stay.parked





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 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>64</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

29 The Square, South Molton,  
EX36 3AQ

south-molton@stags.co.uk

01769 572263

