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3 Broad Close

3 Broad Close, North Molton, South Molton, EX36 3JD



South Molton 3 miles Exmoor National Park  
1 mile

**A superbly presented detached bungalow with fine far-reaching views in a popular village close to Exmoor**

- Large Kitchen/Breakfast Room
- Utility/Boot Room
- Dining Room
- Living Room
- 2 Double Bedrooms (1 En-Suite)
- Bathroom
- Enclosed Gardens
- No Onward Chain
- Freehold
- Council Tax Band C

**Guide Price £330,000**

#### **Situation**

3 Broad Close is set in the very much sought after village of North Molton, which offers an excellent range of village amenities including primary school, public house, two churches, garage/petrol station and sports club. The village shop and post office recently closed due to retirement but plans are in place for a community shop to open as soon as possible. The village is easily accessible to the A361 North Devon link road which provides a direct route to the regional centre of Barnstaple to the west and Tiverton to the south east and further on to the M5 (J 27) with Tiverton Parkway railway station on the Paddington line. The market town of South Molton is 3 miles and offers a good range of social, shopping and banking facilities together with schooling to secondary level.

The boundary of the Exmoor National Park is only one mile from the property and the renowned North Devon coastline and some of the best beaches in the country at Croyde, Saunton Sands and Woolacombe is also within easy reach by car.

#### **Description**

3 Broad Close is a fine detached bungalow set on a slightly elevated plot and enjoys a wonderful and open outlook over the village and away to the Mole valley and rolling farmland in the distance. The bungalow is presented in good decorative order throughout and is available for immediate occupation with no onward chain.

The bungalow underwent significant improvement and extension around 2009 to create a spacious and impressive kitchen/breakfast room, utility/boot room and en-suite bathroom.

#### **Accommodation**

An open porch and front door leads into the HALL with an airing cupboard and plenty of room for hanging coats. Off the hall are the TWO DOUBLE BEDROOMS with the slightly smaller bedroom having an EN-SUITE SHOWER ROOM fitted with a modern suite. The BATHROOM is also fitted with a modern suite comprising a panelled bath with shower over, pedestal wash basin, WC and heated towel rail.

The LIVING ROOM has an ornamental fireplace and fine views to the rear. The DINING ROOM has glazed double doors to the outside patio and enjoys a similar outlook over the garden and beyond. A wide opening leads directly into the large KITCHEN/BREAKFAST ROOM which has fine views, tiled floor and is fitted along two walls with a modern range of wall and base units with worktops over and 1½ bowl stainless steel sink unit with mixer tap. Integrated appliances include a dishwasher, fridge and there is a Rangemaster range style cooker with hood over. Off this room is a useful UTILITY/BOOT ROOM, also with a tiled floor and fitted with a modern range of units with timber worktops, Belfast sink, space for upright fridge-freezer and plumbing for washing machine. Wall-mounted oil-fired boiler and door to outside.

#### **Outside**

The bungalow is approached over a wide, paved driveway that provides plenty of room to park 2/3 vehicles. The parking area is bounded by well-planted shrub beds on both sides. Pathways lead around to the rear where there is a good-sized, enclosed garden that is mainly laid to lawn. There is a raised area of patio adjoining the bungalow which takes full advantage of the views from the property.

#### **Services**

Mains water, electricity and drainage. Oil-fired central heating mainly via radiators, underfloor to the kitchen, utility and en-suite. Standard and superfast broadband is available. Mobile coverage from all major networks.

#### **Viewing**

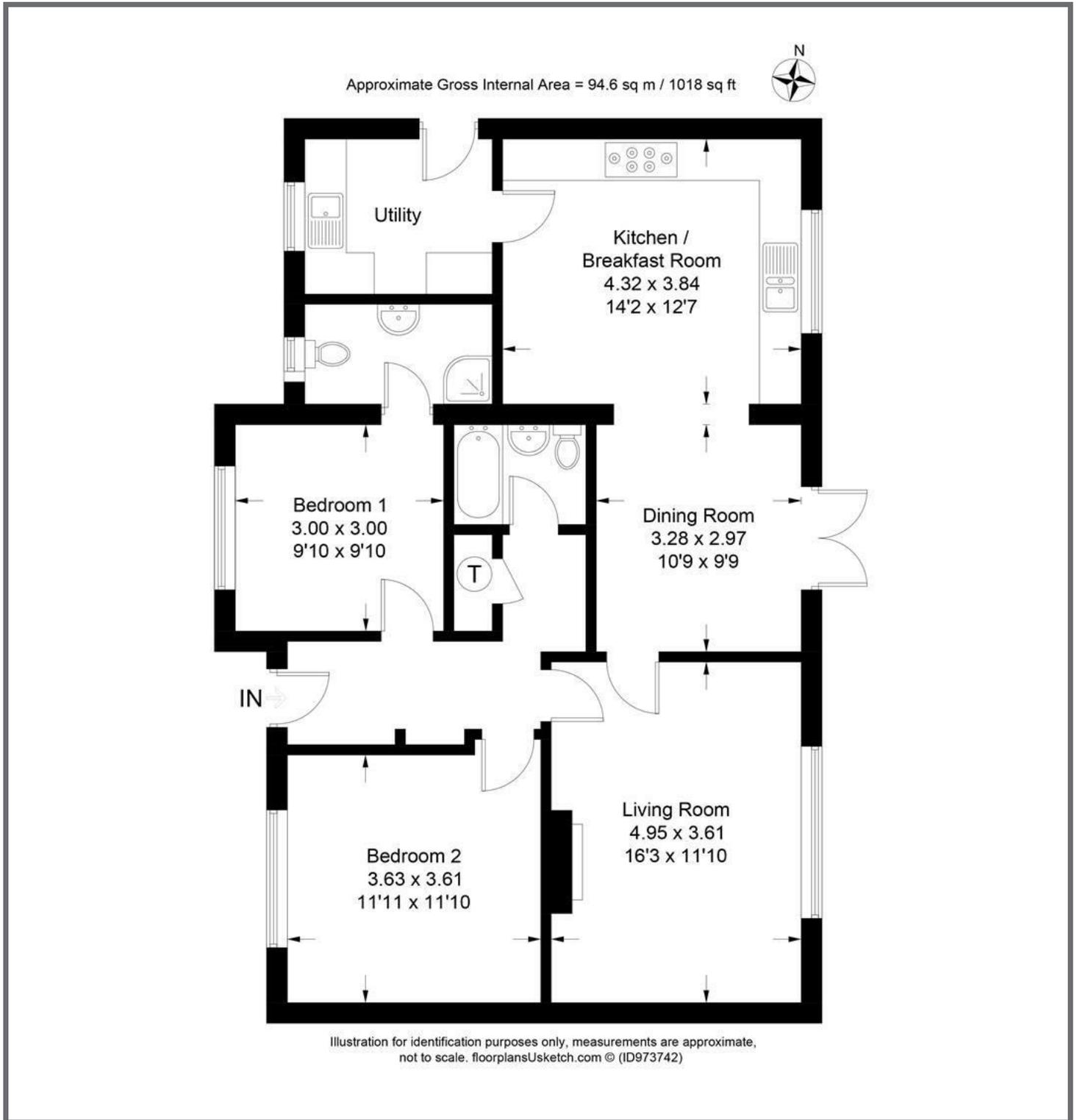
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

#### **Directions**

From North Molton square continue down East Street and Broad Close is the second turn on the left towards the bottom of the hill. Turn into Broad Close and No. 3 is the third property up the hill on the right.

what3words Ref: retiring.hamper.contoured





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
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			80
(55-68) D		61	
(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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