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10 Broad Close

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



South Molton 3.5 miles Barnstaple 14 miles

Set in a popular village in the Exmoor foothills, a spacious detached bungalow with outstanding views over the village

- Popular village with excellent amenities
- Outstanding views
- Sitting Room
- Kitchen/dining room
- Conservatory
- 3 Bedrooms and Bathroom
- Gardens
- Two garage/workshops and parking
- Council Tax Band D
- Freehold

Guide Price £375,000

#### Situation

10 Broad Close is set in an elevated position in the very popular village of North Molton, which sits in the south western foothills of Exmoor National Park and only a short distance from the A361 North Devon Link Road. The village has a thriving community and offers a very good range of amenities including a good community shop, primary school, village hall, garage, excellent sports club and public house along with many groups and societies.

The local market town of South Molton is approximately three miles and provides an excellent range of further amenities including schooling to secondary level, weekly stock and pannier markets and Sainsbury's supermarket. The A361 provides an excellent road link to the regional centre of Barnstaple to the west and to Tiverton and the M5 (Junction 27) to the east where there is a railway station at Tiverton Parkway on the London Paddington line.

The boundary of the Exmoor National Park is only one and a half miles 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

Of block cavity construction under a tiled roof, 10 Broad Close is a spacious detached bungalow set in an elevated plot and enjoys a wonderful and open outlook over parts of the village and away to the Mole valley and rolling farmland in the distance. The bungalow is also available for immediate occupation with no onward chain.

The bungalow has been significantly extended in recent times to add a further large bedroom and also has the benefit of two garage/workshops

#### Accommodation

A part glazed front door leads into the ENTRANCE LOBBY with space for hanging coats and leads through to the HALL with boiler cupboard and airing cupboard. The SITTING ROOM is a double aspect room with a ornamental fireplace and stunning views. Glazed glazed double doors lead through to the KITCHEN/DINING ROOM has a tiled floor and is fitted with a modern range of units with integrated dishwasher, American style fridge freezer (included), space and plumbing for washing machine and vent for dryer, integrated eye level electric oven and microwave and hob with hood over. Matching wall mounted units. Glazed sliding doors lead into the roomy CONSERVATORY with a tiled floor and doors to outside.

Returning to the hall, doors lead to the BATHROOM which is fitted with a modern suite comprising a panelled bath with mixer shower over,

bidet, WC, wash basin, heated towel rail, fitted bathroom cabinet and under floor heating. BEDROOM TWO is a double room with views to the front. BEDROOM THREE has a built-in double wardrobe and leads through to very spacious and double aspect BEDROOM ONE which has a vaulted ceiling and fine views. Bedroom 3 could equally be used as a dressing room to bedroom 1 but with the addition of an internal wall it could become an independent bedroom in its own right.

#### Outside

A driveway provides parking for at least two vehicles and leads up to the integral GARAGE. To the right of the driveway is an additional and detached GARAGE/WORKSHOP with loft storage above. Steps lead up to the front door and to the front is an area of garden laid to lawn with a gravelled bed below. Steps also lead past the right hand side of the bungalow to a further area of garden with two areas of decking and a greenhouse. There is a patio area to the rear of the conservatory and a further area of lawn, a useful garden shed and further greenhouse together with a vegetable patch. A path which leads around the whole of the bungalow.

#### Services

Mains electricity, water (metered) and drainage. Oil-fired central heating via radiators. Solar PV array.

Mobile - Good signal from all major providers (Ofcom).

Broadband - Standard, superfast and ultrafast available (Ofcom).

#### Viewing

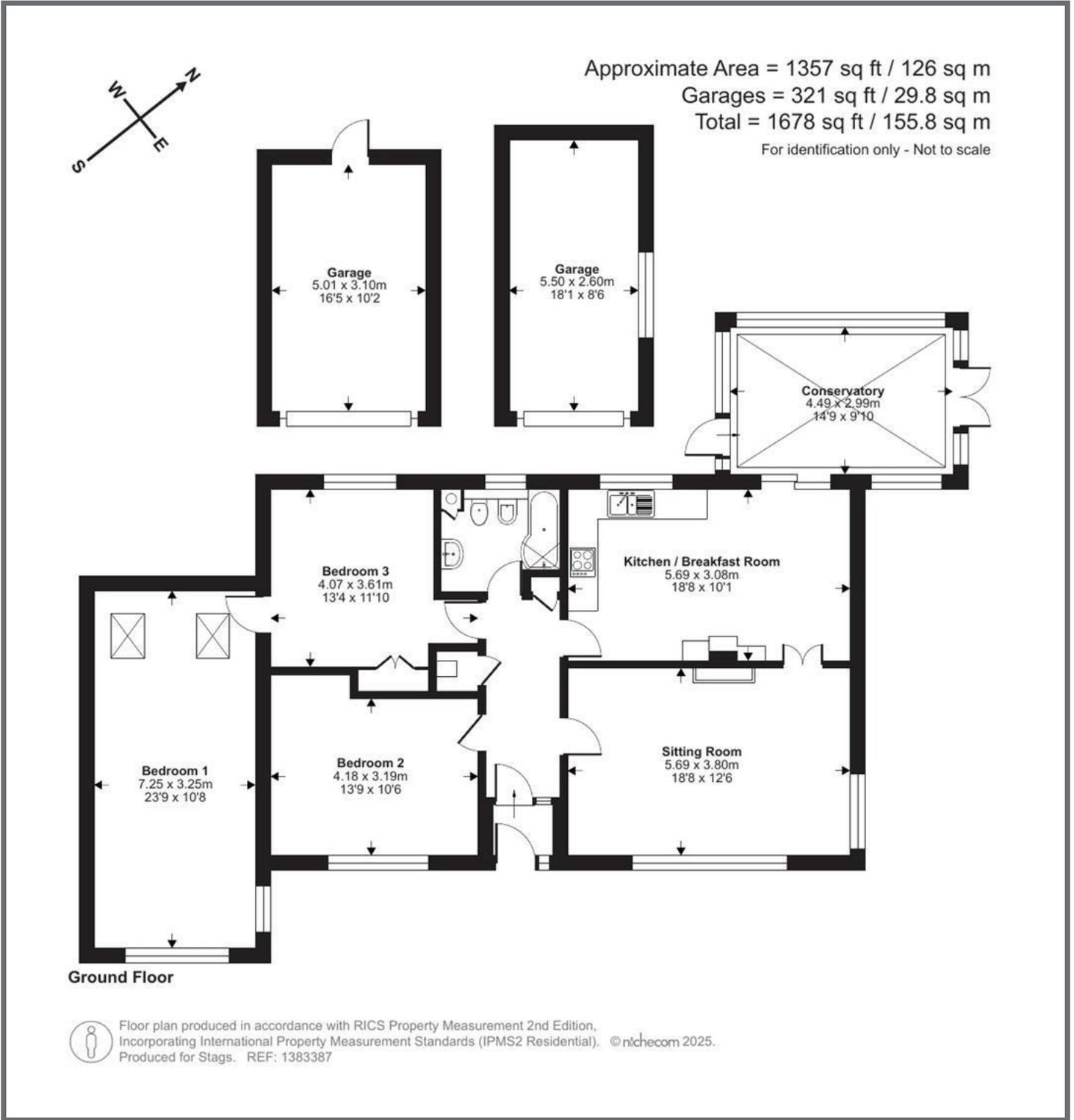
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

#### 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 proceed up the hill where 10 Broad Close will be found in front of you.

What3words Ref: cuff.sometimes.darling





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	Energy efficient		
(69-80) C	Decent energy efficiency		75
(55-68) D	Some energy efficiency	67	
(39-54) E	Low energy efficiency		
(21-38) F	Low energy efficiency		
(1-20) G	Very low energy efficiency - higher running costs		
England & Wales		EU Directive 2002/91/EC	

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