



BRIGHTS
ESTATE AGENTS



**18 OAKTREE ROAD, SOUTH MOLTON. EX36 4FJ - GUIDE
£275,000**

Incredibly stylish modern four bed semi-detached house being well positioned within this popular development. The property has a fantastic master bedroom with en-suite, low maintenance rear garden plus garage and parking.



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South Molton is a charming North Devon market town offering a perfect blend of countryside living and everyday convenience. Known as the gateway to Exmoor, it boasts a strong community feel, excellent local amenities, independent shops, and easy access to the North Devon Link Road, making it popular with families, retirees, and those seeking a relaxed rural lifestyle. Also being only 12 miles or so from the regional centre of Barnstaple.

SERVICES: All mains services. Gas fired central heating with gas combination boiler. UPVC double glazed windows and external doors. Remainder of a 10 year NHBC warranty. Approx £186 per annum service charge paid to First Port, covering the maintenance of the communal areas.

COUNCIL TAX BAND: C.

TENURE: Freehold.

DIRECTIONS TO FIND: From South Molton head west on the B3227 (West Street). Continue straight over the two mini roundabouts and turn left at the third roundabout into Oaktree Road/Honeymead Meadow. Continue along Oaktree Road and Number 18 will be found on your right hand side on the corner of the turning into Merryweather Way with number and for sale board displayed.

Covered entrance to UPVC double glazed door into: **ENTRANCE HALL:** Stairs to the first floor, radiator and laminate flooring.

CLOAKROOM: Low level dual flush WC, wash basin with extensively tiled splashback and radiator. Vinyl flooring.

LIVING ROOM: 4.53m x 3.80m Radiator and laminate flooring. Under stairs storage for cloaks and footwear.

KITCHEN/DINER: 4.77m x 2.74m Working surface incorporating 1 1/2 bowl stainless steel sink unit with up stands and tiled splash-back. Integrated four ring electric hob with double oven below and extractor above. Integrated fridge freezer, washer dryer and dishwasher. Wall mounted gas fire logic boiler, cupboards and drawers with matching wall units. Vinyl flooring, UPVC double glazed door onto the elevated south west facing patio area.

STAIRS AND FIRST FLOOR LANDING: Fitted carpet.

BEDROOM TWO: 3.03m x 2.74m Radiator and fitted carpet.

BEDROOM THREE: 3.56m x 2.84m max Pleasant views over green amenity space, radiator and fitted carpet.

BATHROOM: Bath with shower mixer taps fitted and tiled splashback, low-level dual flush WC and wash basin. Chrome ladder style radiator extractor fan and vinyl flooring. Shaver point.

BEDROOM FOUR: 2.72m x 1.84m Radiator and fitted carpet. Door leading to the second floor staircase:

MASTER BEDROOM: 6.93m x 3.45m Superb dual aspect room with elevated views to the rear of the property. Two radiators and fitted carpet. **ENSUITE:** fully tiled shower cubicle, low-level dual/WC and wash basin. Extractor fan, vinyl flooring and shaver point.

OUTSIDE: To the rear of the property is a semi detached **GARAGE** 6.08m x 3.18 having parking in front for one car, with an up and over door, power and light. Overhead storage. A pedestrian gate leads into the well curated low maintenance **REAR GARDEN** being laid with stone chippings, attractive flower beds and an elevated patio area coming off the kitchen. Outside water tap.



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NOT TO SCALE – FOR IDENTIFICATION ONLY

CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

The accuracy of these particulars is not guaranteed nor do they form part of the Contract. Applicants should verify details by personal examination and enquiry.

ANTI MONEY LAUNDERING REGULATIONS - It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

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