

STAGS

25, Exeter Gate

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South Molton, Devon EX36 4AN

Town Square 0.5 miles Barnstaple 10 miles Tiverton 18 miles

A spacious and well-presented detached bungalow with self-contained annexe, superb gardens and flexible accommodation

- Substantial detached bungalow
- Self-contained one-bedroom annexe
- 4 bedrooms in all
- 3 reception rooms
- 2 kitchens and 3 bath/shower rooms
- Beautifully landscaped private gardens
- Garage and parking
- Solar PV Panels
- Council Tax band C
- Freehold

Guide Price £425,000

Situation

25 Exeter Gate is conveniently situated towards the western edge of the popular market town of South Molton, approximately half a mile from the Town Square. Known as the 'Gateway to Exmoor', South Molton is a traditional market town offering a good range of everyday amenities including schooling from nursery to secondary level, Sainsbury's supermarket, Post Office, banking facilities, pubs, cafés and a variety of independent and artisan shops. The town is particularly well known for its popular twice-weekly pannier markets and weekly stock market.

The A361 (North Devon Link Road) bypasses the town, providing good access west to Barnstaple and the North Devon coast, and east towards Tiverton and the M5, with Tiverton Parkway providing a mainline rail service to London Paddington.

Description

25 Exeter Gate is a substantial detached bungalow which has been considerably extended and improved by the current owners to provide spacious and particularly versatile accommodation, including a self-contained one-bedroom annexe.

The main accommodation is well proportioned and includes three reception rooms and three bedrooms, whilst the annexe provides a further living room, kitchen and bedroom accommodation with independent access. This arrangement offers considerable flexibility and would be well suited to those requiring accommodation for a dependent relative, older children or guests. Alternatively, the annexe could provide useful space for home working or potentially generate an income, subject to any necessary consents.

The property is complemented by beautifully landscaped and private gardens, together with a garage and driveway parking to the front.







Accommodation

The property provides approximately 1,672 sq ft of versatile accommodation, arranged to offer three reception rooms, three bedrooms within the main dwelling and a self-contained one-bedroom annexe.

The front door opens into a glazed ENTRANCE LOBBY, with a further door leading into the spacious HALLWAY. The KITCHEN is fitted with a comprehensive range of light-coloured base and wall units, contrasting work surfaces and tiled splashbacks. There is a freestanding five-ring Flavel cooker with triple oven/grill and extractor hood, together with space and plumbing for a dishwasher and space for a tall fridge/freezer. A stainless steel sink/drainer, pantry cupboard and further cupboard housing the Worcester boiler complete the kitchen. The impressive DINING ROOM, measuring approximately 21'7", provides ample space for a large dining table together with a separate seating area, and has a glazed door opening to the outside. A wide archway leads through to the SITTING ROOM, where an inset multi-fuel fire with stone surround, hearth and mantel provides an attractive focal point. A further door opens to the outside.
A rear hallway with useful store cupboard leads to the spacious, double-aspect MASTER BEDROOM, which benefits from glazed double doors opening onto the rear garden and an EN-SUITE SHOWER ROOM fitted with a modern suite. There are TWO FURTHER DOUBLE BEDROOMS and a FAMILY BATHROOM, also fitted with a modern suite. The UTILITY ROOM provides space and plumbing for white goods and has a door to the outside.

The Annexe

The self-contained annexe is a particularly useful feature of the property and provides genuinely flexible additional accommodation.
Currently arranged as independent ancillary accommodation, it comprises a LIVING ROOM with space for both seating and dining, a KITCHEN fitted with a modern range of units, inset electric hob and integrated oven/grill, and a DOUBLE BEDROOM. There is also a separate shower room. The annexe has its own independent access and a door from the kitchen to the rear garden. It could equally be used as accommodation for a dependent relative, older child or guests, or adapted to provide additional living space for the main dwelling.

Outside

The front garden is predominantly paved for ease of maintenance and bordered by deep beds planted with a variety of flowering plants, shrubs and trees. There is parking for multiple vehicles in front of the attached garage, with a gate to the side leading to a pretty courtyard garden. A further courtyard to the right includes a lean-to greenhouse and planted border. The beautifully landscaped rear garden enjoys a good degree of privacy and provides an excellent space for outdoor entertaining. Mature planted borders and well-maintained beds surround a garden path, with lawn to one side and a terrace to the other, leading to an impressive gazebo with shingle roof, power and lighting and seating for several people.

Services and further Information

Mains electricity, water, gas and drainage are all connected. Full uPVC double glazing throughout.
Roof mounted PV (solar) array.
Broadband - 'Standard' & 'Superfast' broadband is available (Ofcom).
Mobile - Good outside coverage from the major providers (Ofcom).

Viewings

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

Directions

From South Molton Town Square, proceed in a westerly direction and continue into South Street (B3226). Follow this road for approx. 0.3 miles, turn left into George Nympton Road and after a very short distance turn right into Exeter Gate. Continue into the cul-de-sac, and the property will be found approx. halfway up, on the left with Stags 'For Sale' board clearly displayed.
what3words///sharper.quality.fabric







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Approximate Gross Internal Area = 155.3 sq m / 1672 sq ft
Garage = 13.7 sq m / 147 sq ft
Total = 169 sq m / 1819 sq ft

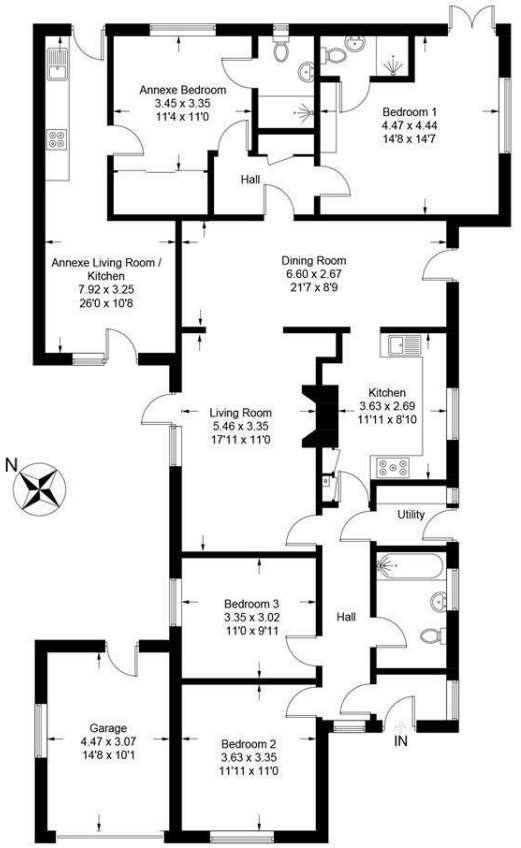
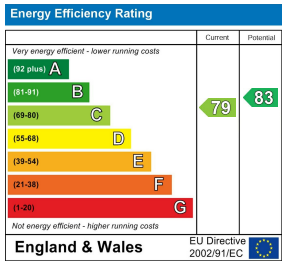


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