



Guide Price £250,000

3 Bedroom End of Terrace House for sale
80 RALEIGH MEAD, SOUTH MOLTON



Overview

Welcome to 80 Raleigh Mead located within the historic market town of South Molton; this immaculately presented example of a town house is situated within the highly sort-after 'Raleigh Mead' development.



Key Features

- CALL OR EMAIL FOR VIRTUAL TOUR
- 3-BEDROOM FAMILY HOME
- 2-BATHROOMS
- SOUTH FACING LANDSCAPED GARDEN
- NEW GAS BOILER FITTED IN 2023
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- EARLY VIEWING ADVISABLE - CALL 24/7
- WHAT3WORDS - ///KEEPS.SHRUBBERY.CONTACTS





ON ARRIVAL

Located within a quiet cul-de-sac and benefitting from dedicated parking for 2 vehicles, this deceptively large, end terraced family home spread over three floors, boasts a king-size master suite and a further 2-double bedrooms, providing ample space for a growing family.

MOVING INSIDE

The ground floor has been designed for modern family living, with the heart of this home being the open-plan living area, which extends into the private terraced garden via patio doors; this space is perfect for entertaining family and friends whatever the weather.

The newly fitted Shaker style kitchen, with modern integrated appliances, plenty of storage cupboards and ample work surface, you'll soon be preparing family meals while the children are doing their homework at the dining table. The spacious lounge area, flooded with natural light and room for the largest of corner sofas leads outside through patio doors onto the south-facing newly landscaped terraced garden. With both lounge & BBQ areas, neighbouring mature trees providing privacy, this is the perfect spot for entertaining guests on summer days or those tranquil moments with a good book and a glass of wine. Completing the ground floor is a large under-stairs storage cupboard & a conveniently located cloakroom with a wc and sink.

UPSTAIRS

The remainder of the living accommodation is spread over two floors; the first floor hosts 2 double bedrooms which are both light & airy, with bedroom 3 benefitting from a built-in wardrobe and separate airing cupboard with further storage. This floor also boasts the family bathroom providing a comfortable and versatile living space.

The 2nd-floor comprises of the king-size master-suite, with double aspect windows, an en-suite shower room and dressing area. There is also access to the boarded loft space providing additional storage.

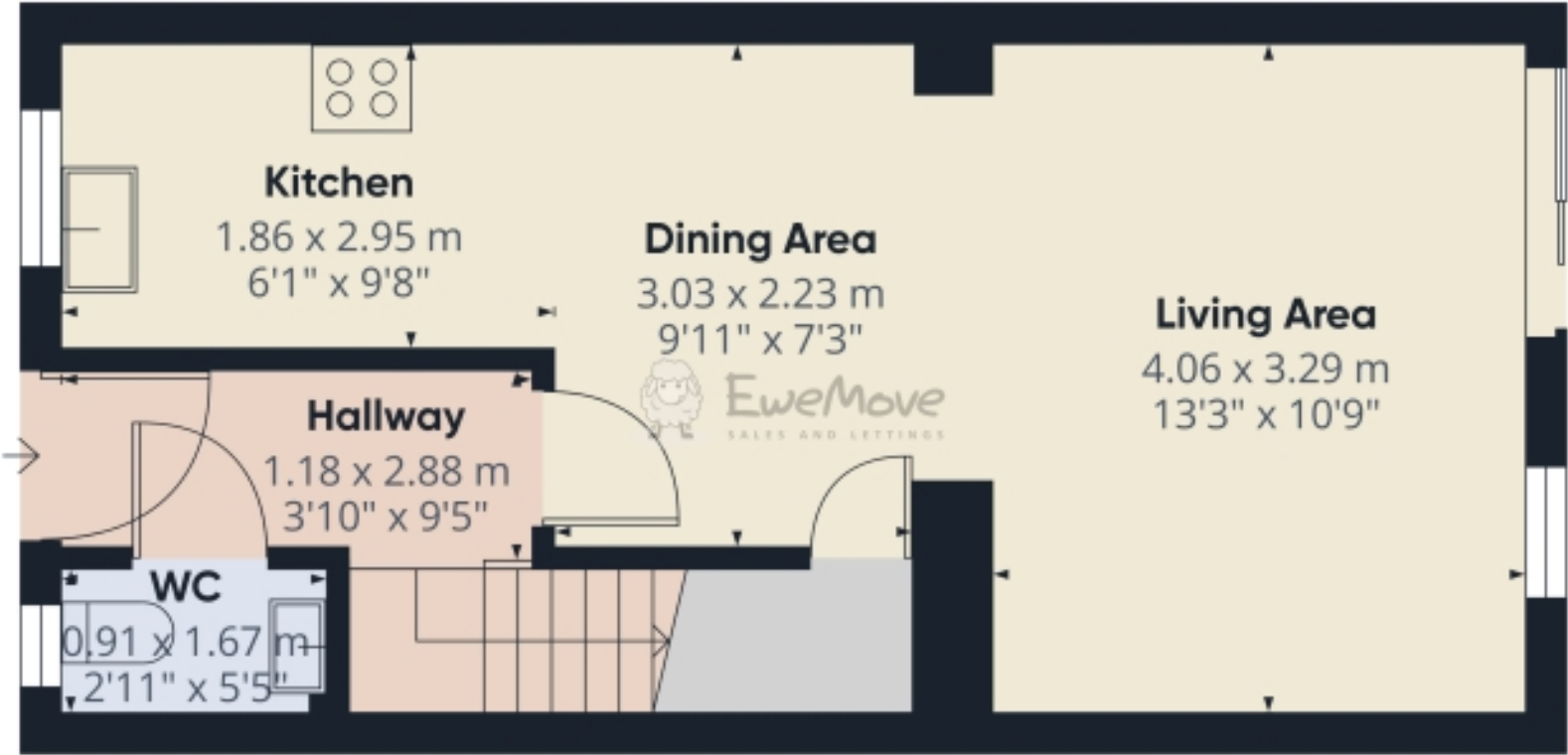


AROUND THE LOCAL AREA

Raleigh Mead is located within a popular residential area on the edge of South Molton which provides an excellent range of shopping, lifestyle and educational facilities including the award-winning Pannier Market.

Take the A361- link road West to access the AONB of the North Devon coast and the market town of Barnstaple offering unique leisure & recreational experiences. Alternatively, head East to the M5 (J27) providing easy access to the city of Exeter or the county town of Taunton.

Floorplans



Approximate total area[®]
34.9 m²
375 ft²

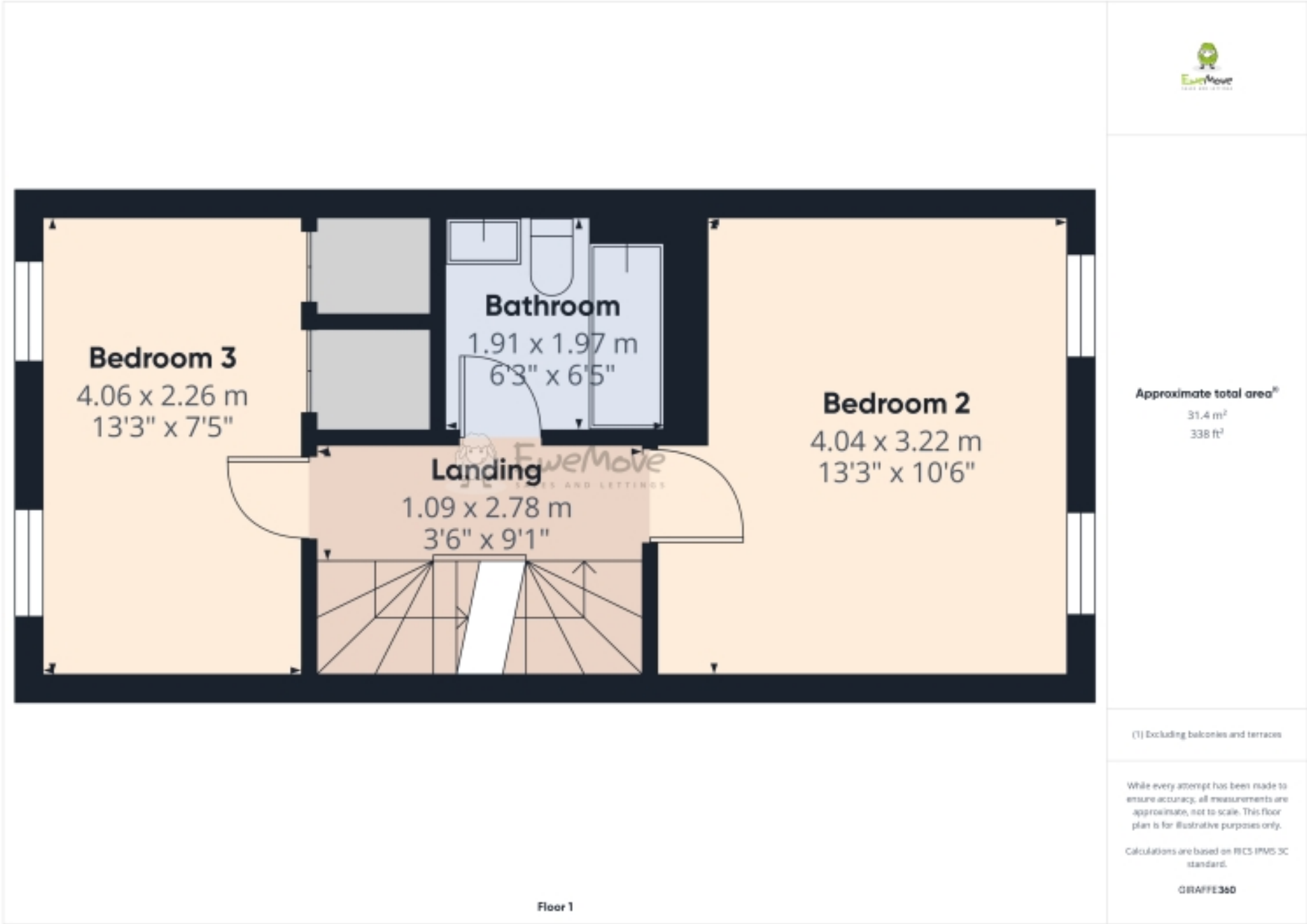
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

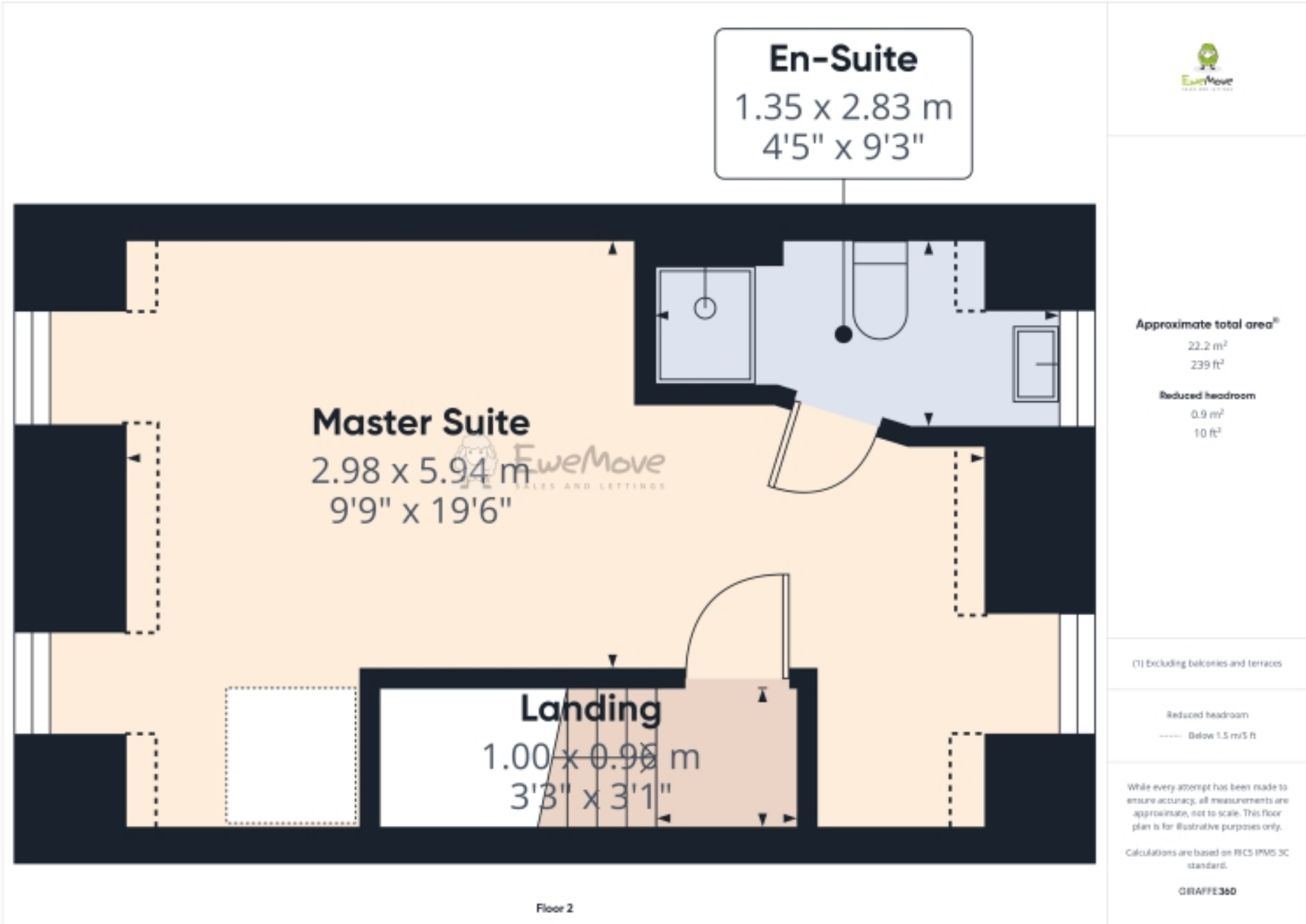
Calculations are based on RICS IPMS 3C standard.

GRAFFE360

Floorplans



Floorplans



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove South Molton

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