



EweMove  
SALES AND LETTING



Offers In The Region Of £325,000

4 Bedroom Detached House for sale

29 Cider Way, South Molton



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## Overview

Welcome to 29 Cider Way located within the historic market town of South Molton; this well-presented example of the 'The Wordsworth' built by Wain-Homes is situated within the highly sort-after 'Honeymead Meadow' development.

Within easy reach of the town centre, this large, detached family home, over three floors, boasts 4-double bedrooms providing ample space for a growing family or those in need of a home office.

SOME IMAGES HAVE BEEN VIRTUALLY STAGED TO ASSIST THE BUYER



## Key Features

- WAIN HOMES BUILT - 'WORDSWORTH'
- 4-BEDROOM FAMILY HOME
- 3-BATHROOMS
- DETACHED SINGLE GARAGE
- REMAINDER OF NHBC WARRANTY
- CALL OR EMAIL FOR VIRTUAL TOUR
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- EARLY VIEWING ADVISABLE - CALL 24/7
- WHAT3WORDS - [///aimless.rezoning.conductor](https://aimless.rezoning.conductor)













## ON ARRIVAL

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## MOVING INSIDE

The ground floor has been designed for modern family living with the elegant entrance hall welcoming you into your new home. To the left is a spacious family lounge with double aspect windows flooding the room with natural light; but the heart of this home is the kitchen/diner, a cleverly designed space with contemporary units, an integrated oven & hob, dishwasher & washing machine. With 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.

Double patio doors then open out onto a large patio area, which is perfect for entertaining family and friends on those summer days. Completing the ground floor is a large WC.

## UPSTAIRS

The remainder of the living accommodation is spread over two floors; the first floor comprises of the master suite, with double aspect windows & an en-suite shower room. Bedroom 2 which could also be used as a home office and a well-appointed family bathroom with a bath & a separate shower.

The second floor hosts a further 2 large bedrooms which are both flooded with natural light from the double aspect windows. This floor also boasts a shared shower room providing a comfortable and versatile living space.



## IN THE GARDEN

The rear enclosed garden boasts a sizable vegetable patch, lawn and a patio, perfect for those family BBQs or those tranquil moments with a good book and a glass of wine. There is also access to the property via a secure gate alongside the detached single garage and driveway.

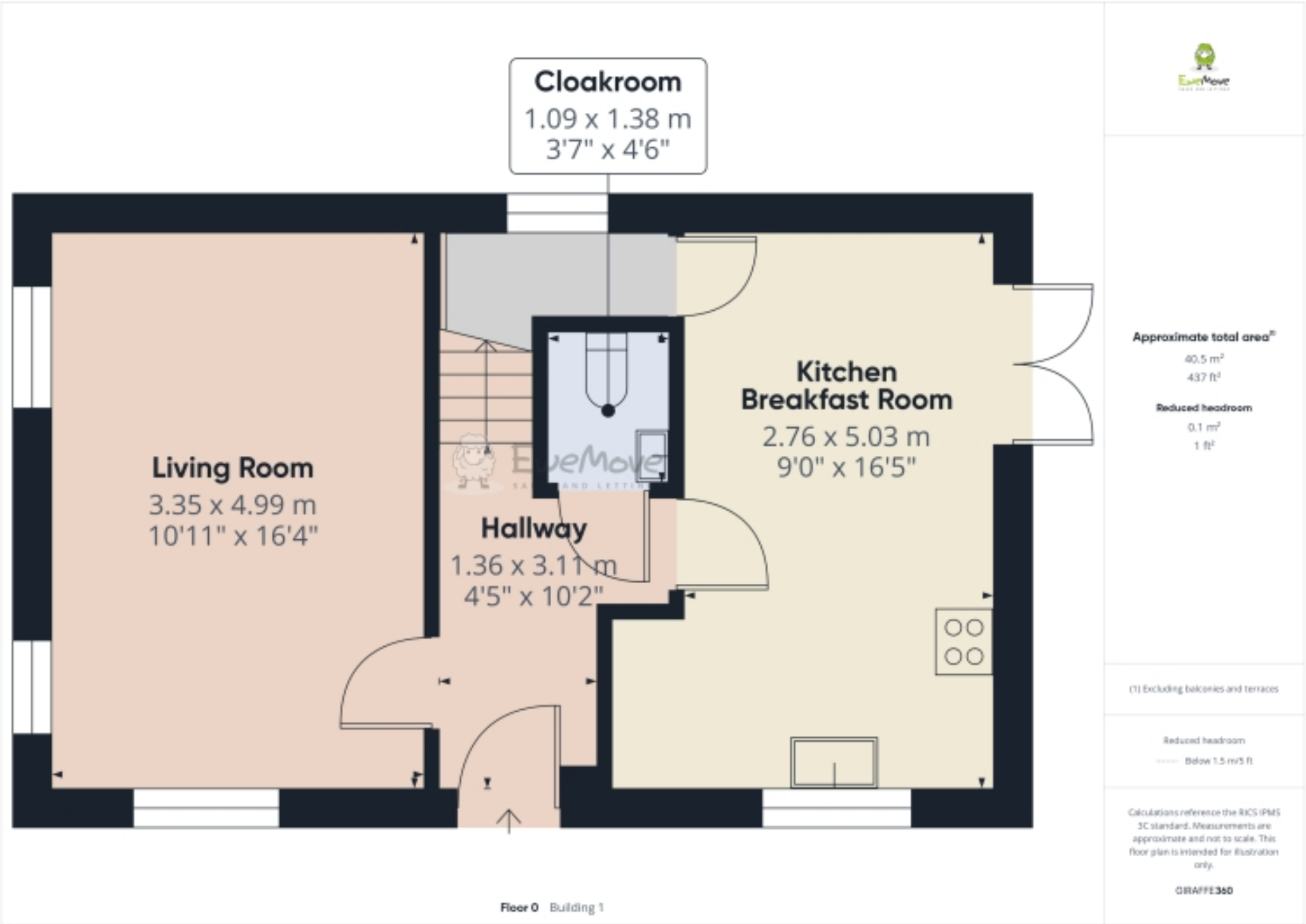
## AROUND THE LOCAL AREA

Cider Way 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.

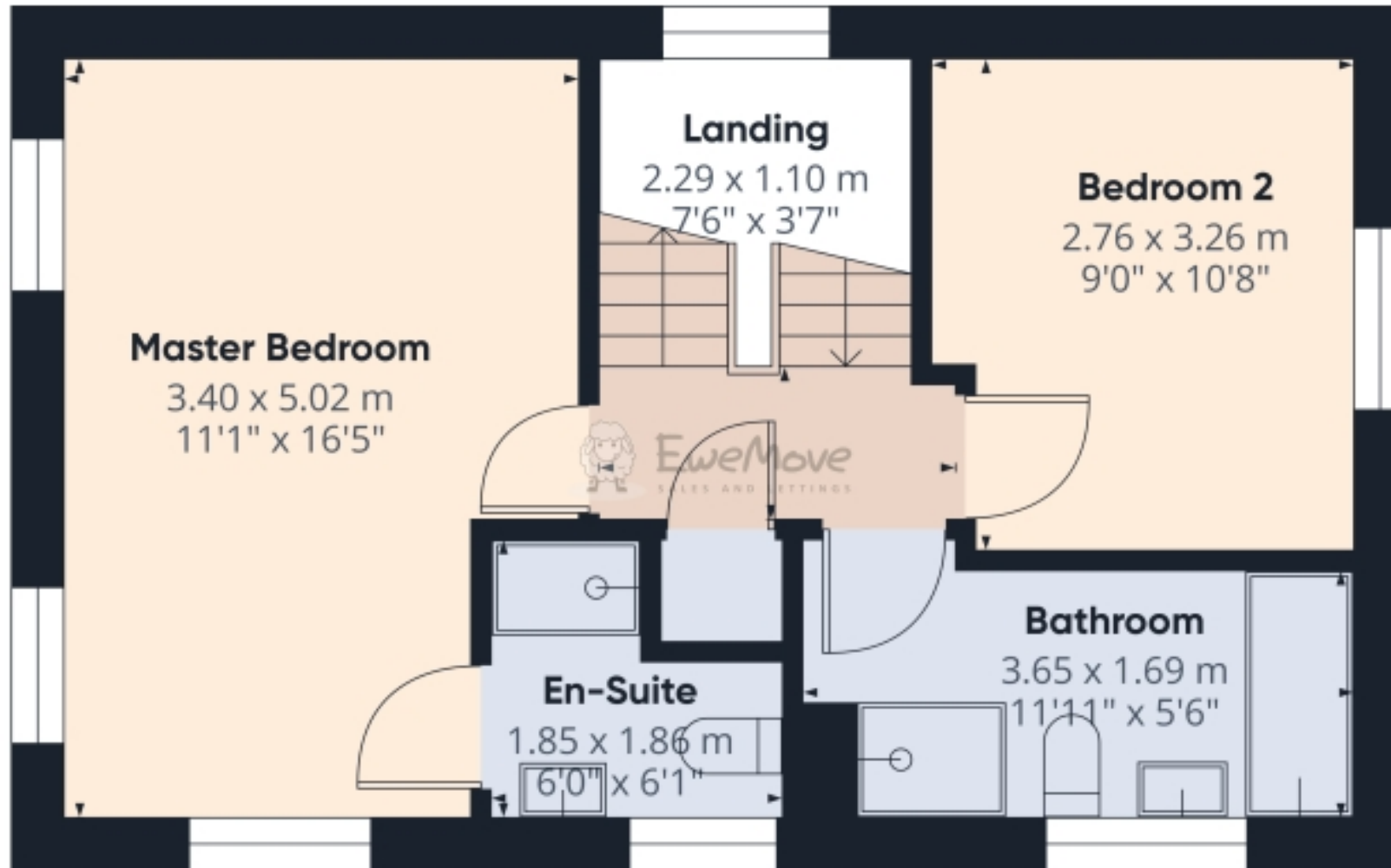


# Floorplans





# Floorplans



Approximate total area<sup>(1)</sup>

36.3 m<sup>2</sup>  
391 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Floorplans



## Approximate total area<sup>(1)</sup>

35.4 m<sup>2</sup>

381 ft<sup>2</sup>

## Reduced headroom

5.2 m<sup>2</sup>

56 ft<sup>2</sup>

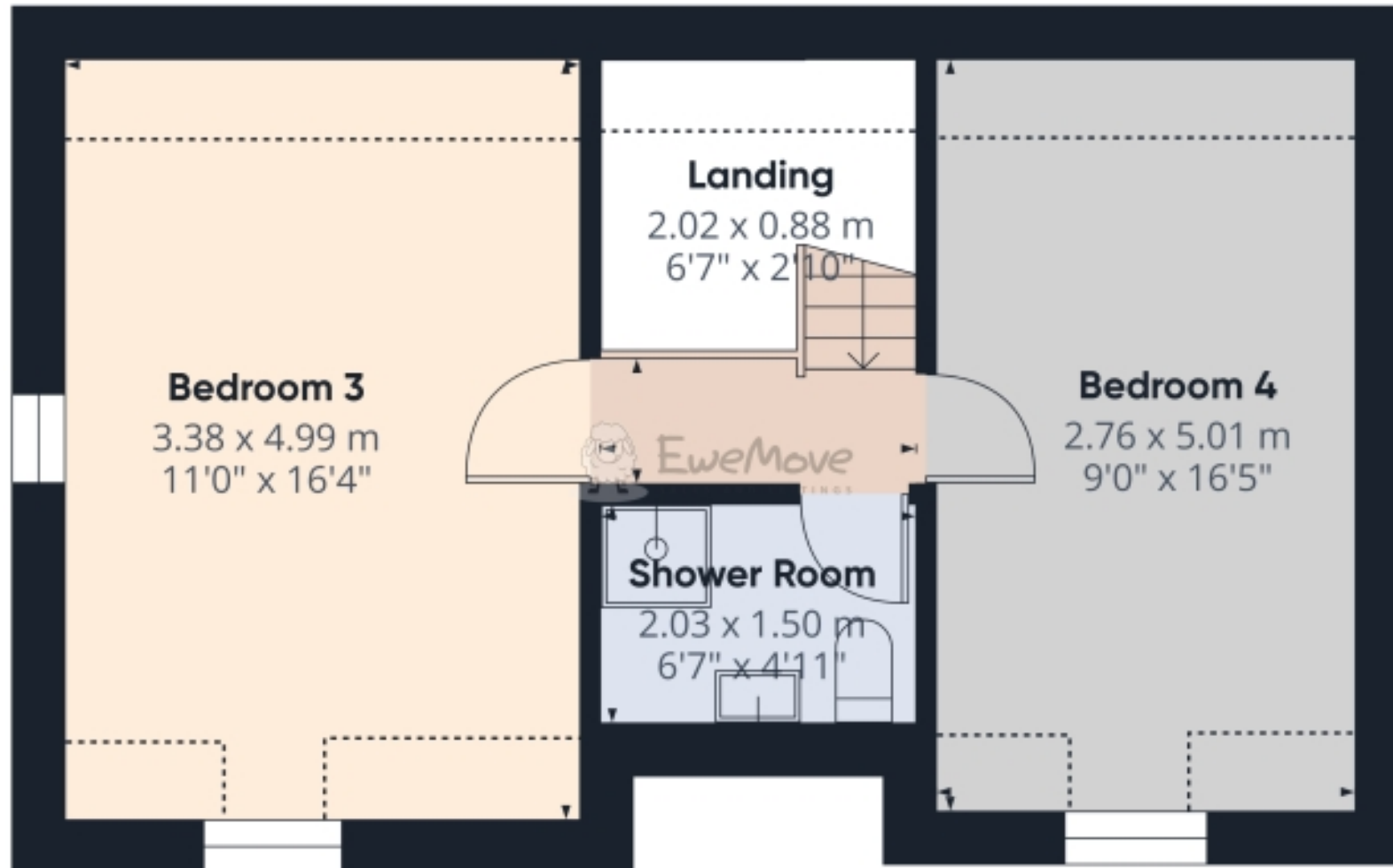
(1) Excluding balconies and terraces

## Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

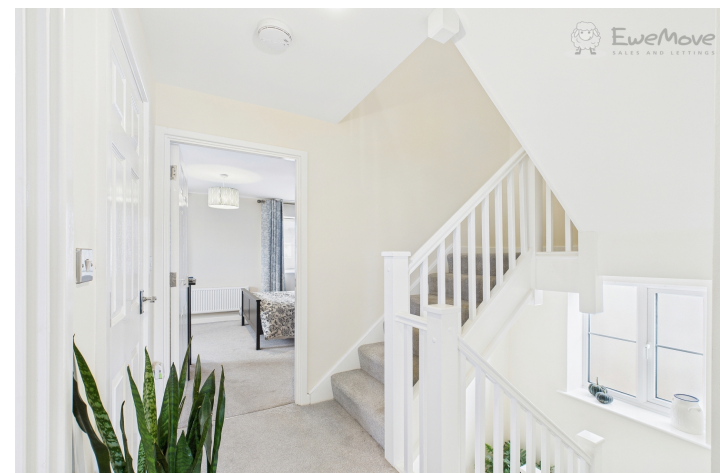
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Marketed by EweMove South Molton

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