



6 GRANITE CLOSE  
GUIDE PRICE £400,000

Superb Detached 3 Bed House  
SOUTH MOLTON

MILLER TOWN & COUNTRY  
exp UK





- » Beautiful Detached 3 Bed Home
- » Only 4 Years Old
- » Light & Bright Throughout
- » Ground Floor En Suite Bedroom
- » Finished to a High Standard
- » Enclosed & Landscaped Rear Garden
- » Garage and Private Drive

## The Property

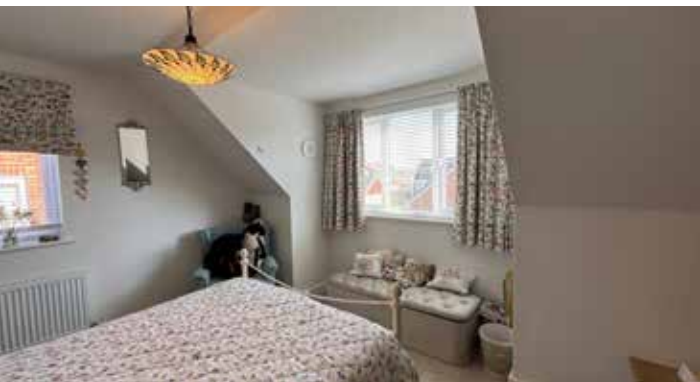
This fantastic 3 bedroom home is only 4 years old and in immaculate condition! The front of the property has an attractive elevation with a gable end and box dormer, and there is private parking and a garage to the right. On the ground floor is a central hallway that leads to the 16'4" x 13'5" living room with french doors leading to the rear garden, the well appointed kitchen / diner, also with french doors opening on to the rear garden, the primary bedroom with en suite shower room and a WC. Upstairs are the two remaining double bedrooms, with bedroom 2 having a large dormer window to the front, the family bathroom and a large storage room. The entire property is finished to a high specification and is in 'like new' condition.

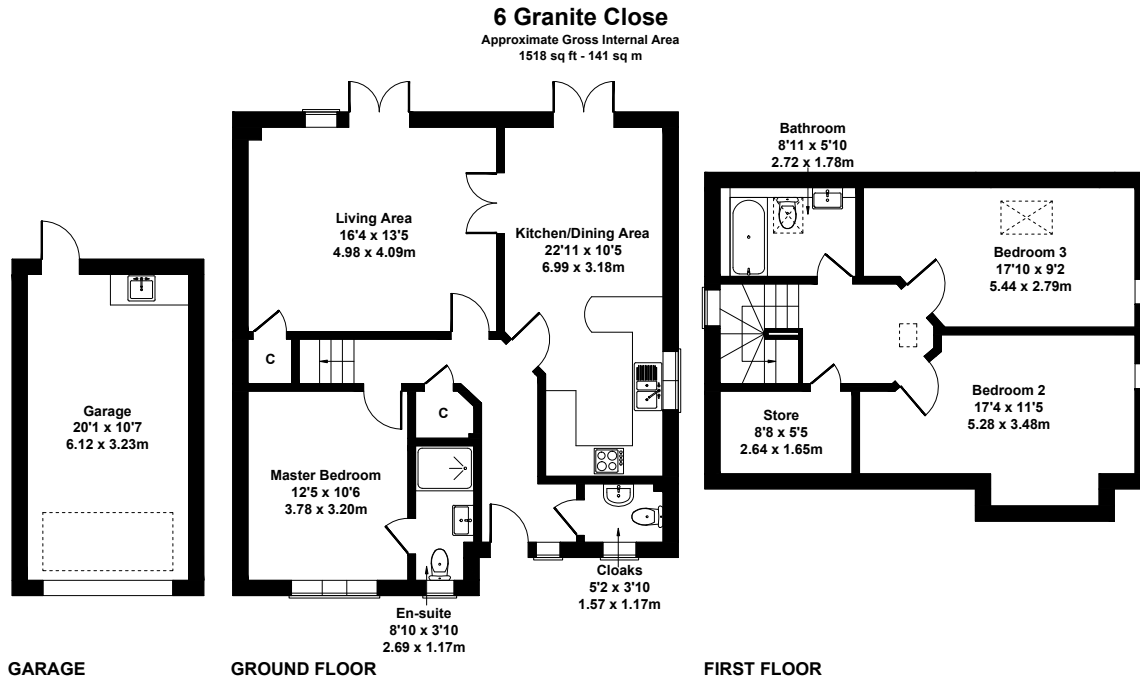


## Outside

To the front is a small garden and driveway parking. To the rear is an enclosed lawned garden with attractive shrubs and ornamental plantings, and a patio area just outside the living and dining areas.







Not to Scale. Produced by The Plan Portal 2025  
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## Location

South Molton is an historic market town, located close to Exmoor and the North Devon Coast. The town hosts a bustling community, with many small local shops and historic buildings, including the lively Pannier Market. The town is served by all the usual services, including a community hospital, primary and secondary schools and a range of pubs and eateries. Road links allow access to Barnstaple and the North Devon Coast as well as Tiverton and onto the M5 for travel further afield.

## KEY INFORMATION

	3 Bedrooms		EPC Rating: B (84)
	2 Bathrooms		Council Tax Band: D
	1 Reception Room		Tenure: Freehold
	Single garage & driveway		Broadband: FTTP
	Not Listed		Mobile Signal: Indoor EE likely, others limited, outdoor likely all.
	Heating: Gas		No
	Utilities: Mains electric, water, drainage and gas		
	Restrictions: None known		
	Easements, Wayleaves: None known		
	Public Rights of Way: None		
	Flooding: None known		
	Notable Construction Materials: None known		
	Building Safety Concerns: None known		
	Mining Area: No		
	Planning Permission / Proposed Developments: Granite Close is fully built out, but there are nearby estates still under construction		

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01837 54080 | okehampton@millertc.co.uk

www.millertc.co.uk

2 Jacob's Pool House, 11 West Street,  
Okehampton, Devon, EX20 1HQ



### VIEWING:

Strictly through the vendor's sole agents  
Tavistock 01822 617243  
Okehampton 01837 54080

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