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4 Broad Close

4 Broad Close, North Molton, South Molton, EX36 3JD



South Molton 3 miles Exmoor National Park  
1 mile

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A superbly presented bungalow  
with superb far-reaching views  
in a popular village close to  
Exmoor

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- Superbly Presented Bungalow in a Popular Village
- Outstanding Views
- Large, Open-Plan Living Room and Kitchen
- Utility Room
- Three Bedrooms (1 En-Suite)
- Family Bathroom
- Parking
- Rear Gardens
- Freehold
- Council Tax Band D

Guide Price £365,000

#### Situation

4 Broad Close is set in an elevated position in the very much sought after and active village of North Molton, which offers an excellent range of village amenities including primary school, public house, two churches, garage/petrol station and sports club. The village shop and post office recently closed due to retirement but plans are in place for a community shop to open in 2024. The village is easily accessible to the A361 (North Devon link road) which provides a direct route to the regional centre of Barnstaple to the west and Tiverton to the south east and further on to the M5 (J 27) and Tiverton Parkway railway station on the Paddington line. The market town of South Molton is 3 miles and offers a good range of social, shopping and banking facilities together with schooling to secondary level. The boundary of the Exmoor National Park is only one mile from the property and the renowned North Devon coastline and some of the best beaches in the country at Croyde, Saunton Sands and Woolacombe is also within easy reach by car.

#### Description

4 Broad Close is a fine detached bungalow set on an elevated plot and enjoys a wonderful and open outlook over the village and away to the Mole valley and rolling farmland in the distance. The bungalow is presented in good decorative order throughout and is available for immediate occupation with no onward chain.

#### Accommodation

Open PORCH with front door into the HALL with a tiled floor. An opening leads through to the large, OPEN PLAN KITCHEN/DINING/LIVING ROOM. The living area has an inset wood burning stove with a polished slate hearth and a fine double aspect outlook. The dining area and kitchen has a tiled floor and is fitted with a range of modern contemporary style units with 1½ bowl sink unit with mixer tap, integrated dish washer and fridge. eye level electric double oven and 4 ring hob. Double doors lead to the rear decking and garden. Off the kitchen is a well-fitted UTILITY ROOM with a tiled floor and is fitted with a range of modern units with 1½ bowl sink unit with mixer tap, space for washing

machine, heated towel rail, under stairs cupboard and door to outside. Stairs lead to a first floor BEDROOM THREE/STUDY. The main BEDROOM ONE is a double room with extensive built-in wardrobes and drawer units. The EN-SUITE SHOWER ROOM is fitted with a large shower cubicle, vanity basin, WC and heated towel rail. BEDROOM 2 is also a double room. The family BATHROOM is fitted with a modern suite.

#### Outside

The bungalow is approached over a driveway that provides parking for 2/3 vehicles and there is a gravelled area to the lower side. An up and over door leads into an useful storage area. The landscaped rear garden takes full advantage of the outstanding views. Adjoining the bungalow is an area of raised decking, perfect for a table and chairs. The remainder of the garden is laid to lawn and there are two useful, timber garden sheds.

#### Services

Mains electricity, water and drainage. Standard and superfast broadband is available. Mobile coverage from all major networks.

#### Viewing

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

#### Directions

From North Molton square continue down East Street and Broad Close is the second turn on the left towards the bottom of the hill. Turn into Broad Close, go up the hill and keep left. No. 4 is the the first property on the left. What3words Ref: encoded.cube.modifies

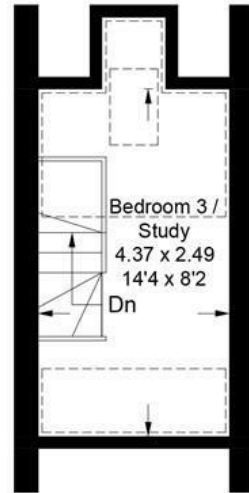




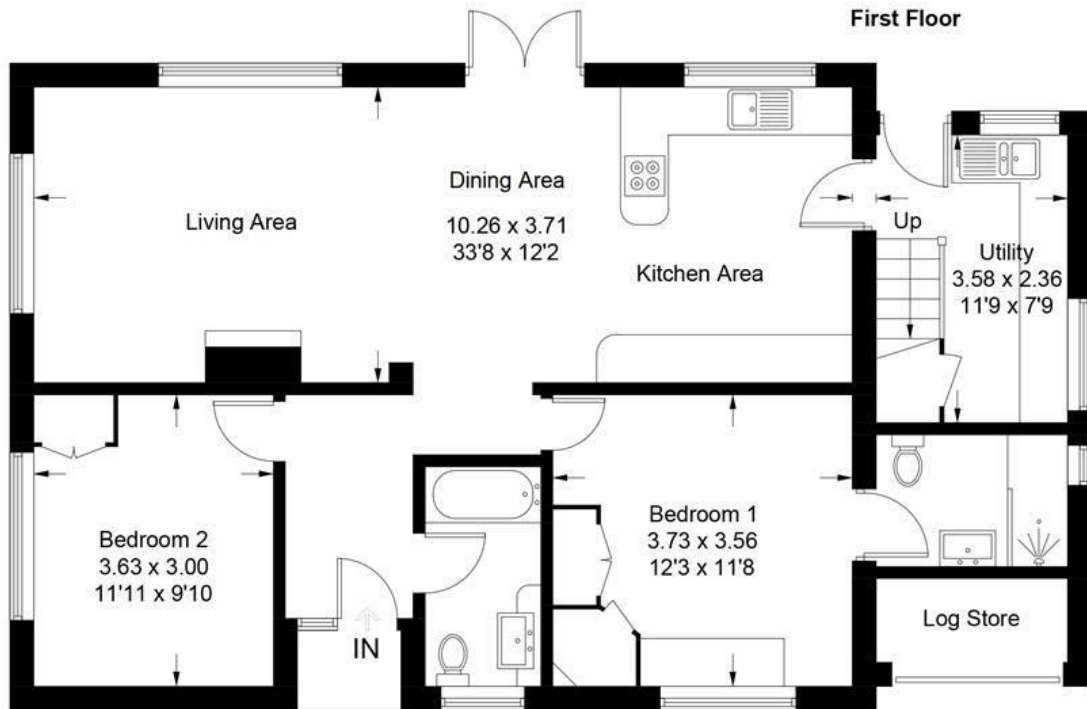
Approximate Gross Internal Area = 104.6 sq m / 1126 sq ft



= Reduced headroom below 1.5m / 5'0"



First Floor

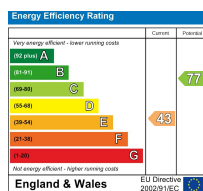


Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1034326)

These particulars are a guide only and should not be relied upon for any purpose.

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