



1, Kingdons Court

1, Kingdons Court, South Molton, Devon EX36 3DG



A Short Walk to Town Square Barnstaple
10 miles Tiverton 18 miles

A well-presented semi-detached bungalow set within a select development a short walk from the town centre

- Well-presented semi-detached bungalow
- Set in an exclusive gated development close to the town centre
- Kitchen/Breakfast Room
- Living Room
- 3 Bedrooms (Master En-Suite)
- Enclosed Gardens and Parking
- PV Cells with Battery Storage
- Over 55s Only
- Council Tax Band C
- Freehold

Guide Price £329,500

Situation

1 Kingdons Court is an exclusive retirement development set within easy walking distance of South Molton Town Centre. The town offers a comprehensive range of amenities including schooling from nursery to secondary level, Sainsbury's supermarket, Post Office, pubs, cafes and an abundance of independent and artisan shops. The town also bustles when the popular twice weekly and award-winning pannier market and weekly stock markets take place. South Molton is ideally placed to explore the local area and especially Exmoor with the National Park only a few miles away. The A361 bypasses the town and leads to Barnstaple and the North Devon coast to the west and the M5 and Tiverton Parkway train station on the Paddington to the east.

Description

1 Kingdons Court is a well-presented, semi-detached bungalow forming part of a select and gated development of only 14 other properties built in 2013 by specialist retirement builders, Sunnybank Homes. The well laid out accommodation allows for front and rear wheelchair access and there is parking for one vehicle beside the bungalow and additional parking only a few yards away. There is an enclosed paved area to the front with side gate leading to the rear garden.

Accommodation

The front door leads into the HALL with timber effect flooring and airing/boiler cupboard. The KITCHEN/BREAKFAST ROOM is fitted with a modern range of units with worktop over, 1½ bowl stainless steel sink unit with mixer tap, integrated dish washer, washer/dryer and fridge/freezer. Four plate halogen hob with extractor hood over and eye level double electric oven. Glazed double doors lead to the garden. The LIVING ROOM has a minster style fireplace, mantel and hearth with electric fire. Glazed double doors lead into the garden. There are 3 BEDROOMS and a BATHROOM fitted with a modern suite. BEDROOM ONE is a double room with fully-tiled EN-SUITE WET ROOM with electric shower, WC and wash basin. BEDROOMS TWO and THREE are both double rooms.

Outside

To the front is a partly walled, brick-paved area with parking to the side. To the rear is an enclosed and very private garden. A brick paved terrace adjoins the rear of the bungalow and a short flight of steps lead on to an area of lawn with borders planted with a variety of shrubs and bushes. The paved area continues around the side of the bungalow where there is a timber-framed storage shed and an outside tap.

Services and Additional Information

All mains services are connected. Mobile coverage is available from all major providers. Standard and Ultrafast Broadband is available. PV cell array (x10) on roof, supported by battery storage (x2). An annual service charge is payable for the upkeep of communal areas (currently £700 per annum). The Kingdon Court development is exclusively for those aged 55 and over.

Viewing

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

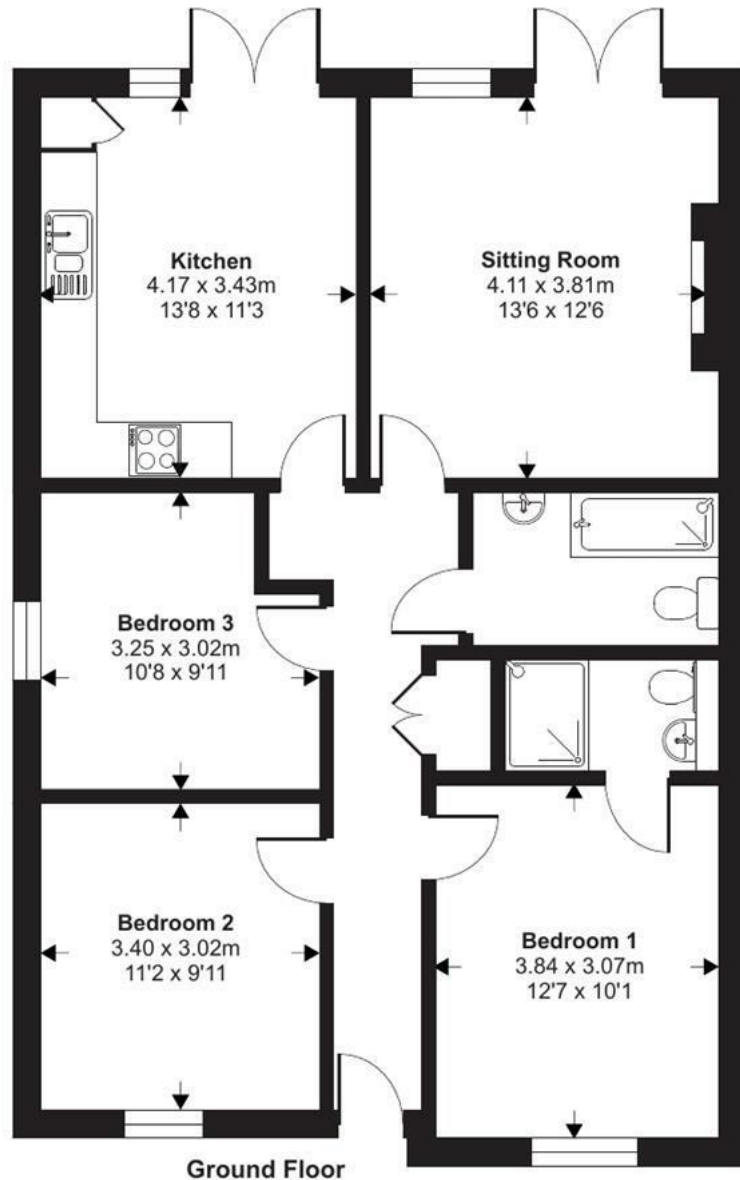
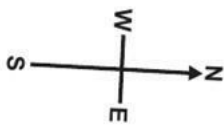
Directions

From the eastern end of South Molton Square turn left into Duke Street. Continue to the top of this short street and turn right onto North Street. The gated entrance to Kingdons Court will be found after a short distance on the left. As you enter the development No .1 is the first Bungalow on the left.
What3words Ref: pickle.themes.bordering



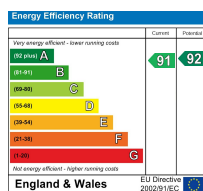
Approximate Area = 894 sq ft / 83.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1100012

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