



27 Raleigh Park



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South Molton, Devon, EX36 4DN

A short walk to the Town centre Barnstaple 10 miles Tiverton 18 miles

A beautifully appointed property, offering contemporary family accommodation complemented with gardens and garage.

- Contemporary Kitchen/Dining/Living Space
- 3 Bedrooms
- Family Bathroom
- Garage
- Council Tax Band 'C'
- Sitting Room
- Entrance Hall & Cloakroom
- Gardens with a Southerly Aspect
- Extended & Renovated Throughout
- Freehold

Guide Price £257,500

Situation

27 Raleigh Park occupies a prime position in a quiet residential area towards the southern edge of the popular and traditional market town of South Molton. The town offers a comprehensive range of amenities, including schooling from nursery to secondary level, Sainsbury's supermarket, Post Office, banking facilities, pubs, cafes and an abundance of independent and artisan shops. The town also bustles when the popular twice weekly pannier and weekly stock markets take place.

The A361 bypasses the town and provides brisk passage to Barnstaple and the North Devon coast to the west and the M5 and Tiverton Parkway train station (London Paddington 1h 57m) to the east.

Description

27 Raleigh Park a beautifully presented 3 bedroom property, that has been extended and completely renovated throughout and now provides enviable and bespoke, family accommodation. The renovations have been both thoughtful and well-considered, the most notable being the extension, creating a contemporary and much sought-after family living space. Other improvements include; a complete electrical rewire, the addition of a downstairs cloakroom, refitted family bathroom with underfloor heating and modernisation/decoration throughout. The house is complemented by pretty, well-kept low maintenance gardens and en-bloc garage.



Accommodation

Steps lead-up to the part glazed front door, opening into the welcoming ENTRANCE HALL, offering plenty of space for coats and footwear, with window and glazed door to the HALLWAY with stairs leading up, understairs cupboard and CLOAKROOM with WC and basin. The well-proportioned SITTING ROOM has a large panoramic window, making the most of the south-westerly aspect. The exceptionally spacious, double aspect KITCHEN & DINING ROOM offers a fantastic, well-considered, contemporary, family living space. The well-appointed KITCHEN opens to the dining area and is fitted with a comprehensive range of cream base units with light worktop over, tiled splashbacks and matching wall units, integrated appliances/fittings include; inset 4-ring gas hob with extractor hood over, double electric fan-oven/grill, wine cooler fridge, Bosch dishwasher, 1½ bowl ceramic sink/drainer, space/plumbing for washing machine, utility cupboard and space for tall fridge/freezer. The DINING AREA, with high 'shed' ceiling and Velux windows, effortlessly accommodates a large dining table and back door opening to the gardens.

The stairs open to a spacious landing with 3 bedrooms, family bathroom and linen cupboard. The generous MASTER BEDROOM has a large panoramic window, with far-reaching views to open countryside. BEDROOM 2, is a good size double room. Bedroom 3 is a single room, with fitted storage but would make an ideal study/office, if required. The FAMILY BATHROOM has the benefit of underfloor heating and is fitted with a 4-piece suite comprising: freestanding rolltop bath, basin, WC, shower enclosure and heated towel rail.

Outside

At the front of the house, a gate opens to a wide flagstone courtyard, with fencing either side, planted flowerbed, tall, broad-leaf, evergreen hedge, with gate to the main garden at the side of the house. Predominantly laid to lawn, the garden enjoys a southerly aspect and privacy is provided by a tall, broad-leave evergreen hedge with fence beyond. A path leads around the house to the paved, rear terrace, perfect for a table/chairs and the morning sun to be enjoyed and currently accommodates a large children's trampoline. The back gate provides alternate access and leads to the en-bloc garage. the garage is the nearest one to the property, with a grey up/over door.

Services & Additional Information

All mains services are currently connected. Gas central heating via radiators. Electric underfloor heating in the family bathroom. Full uPVC double glazing throughout. 'Standard' / 'Superfast' / 'Ultrafast' broadband is available (Ofcom). Mobile phone coverage from the major providers is 'likely' (Ofcom).

Viewings

Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01769 572 263.

Directions

From South Molton Town Square, proceed in a westerly direction, following the signs to Barnstaple, into Barnstaple Street, after a short distance, upon reaching the crossroads, turn left into West Street. Continue along West Street, proceed straight across the mini-roundabout, then turn left signed; Raleigh Park, continue down the hill and the property will be found approx. 0.1 miles on the left, just before the turning to Widgery Drive.
what3words///perfume.spoons.spreading



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus)	A		86
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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