



33 Parklands



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South Molton, Devon, EX36 4EW

Town Square 0.5 miles Barnstaple 10 miles Tiverton 18 miles

Set in a large, level plot, a detached bungalow requiring modernisation and with potential to extend (stp)

- Large Level Plot
- In need of Modernisation and Improvement
- Kitchen/Breakfast Room
- Garage and Parking
- Council Tax Band 'D'
- Fantastic Potential to Extend (stp)
- Living Room
- 3 Bedrooms and Bathroom
- Large Gardens
- Freehold

Guide Price £295,000

Situation

33 Parklands is part of a much sought-after cul-de-sac, located towards the south-western edge of the traditional and popular 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, 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 (North Devon Link Road) bypasses the town and provides brisk passage to Barnstaple and the North Devon coast to the west and the M5 (J 27) and Tiverton Parkway train station (London Paddington 1h 57m) to the east. The boundary of Exmoor National Park is only 5 miles away.

Description

33 Parklands is a detached bungalow, well positioned within its generous and level gardens. The property would benefit from decoration and improvement throughout, whilst the size of the plot offers excellent opportunity to extend the existing accommodation as has been done with many of the neighbouring properties (subject to gaining the necessary planning consents). The bungalow is complemented by large, mature gardens, a garage and driveway parking for two vehicles and is for sale with no onward chain.



Accommodation

A part glazed front door opens into the ENTRANCE HALL with doors leading to the three bedrooms, bathroom and a fully glazed door leads into the double aspect LIVING ROOM with two large panoramic windows and open fire. Off this room a further door leads into the REAR HALLWAY with part glazed door opening to the driveway, door to CLOAKROOM with wash basin and WC and door to the KITCHEN/BREAKFAST ROOM which is fitted with a modest range of mismatched base and wall units, stainless steel sink/drainer and space for freestanding cooker and fridge/freezer, small pantry, airing cupboard with hot water cylinder and double height window and door opening to the back garden.

There are three bedrooms. BEDROOM 1 is the largest and enjoys a double aspect. BEDROOM 2 is a double room with an outlook over the back garden. BEDROOM 3 is a single room. The BATHROOM is fitted with a panelled bath, pedestal wash basin and WC.

Outside

The bungalow is set back from the road behind a stone wall and front garden which is mainly laid to lawn and flanked by deep, mature, planted borders. The driveway provides ample parking for two vehicles and leads to an attached GARAGE (14'11" x 11'11") which is set slightly back from the bungalow and has an up/over door and a small utility area with and space/plumbing for white goods.

The rear gardens have been divided into three principal spaces areas. Directly behind the bungalow the garden is laid to lawn, with a large circular raised bed at its centre. The lawn extends along the southern side of the bungalow and joins the lawn at the front and is flanked by a mature, planted border. Behind the lawn, an ornate concrete wall leads to a further area of lawn and two patio areas, one with pergola over, planted beds and a clutch of mature trees. To the rear of the garage is a garden shed and large paved terrace centred around a mature tree.

Services and Additional Information

Mains electricity, water and drainage. Night storage heaters. 'Standard' & 'Superfast' 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 572263.

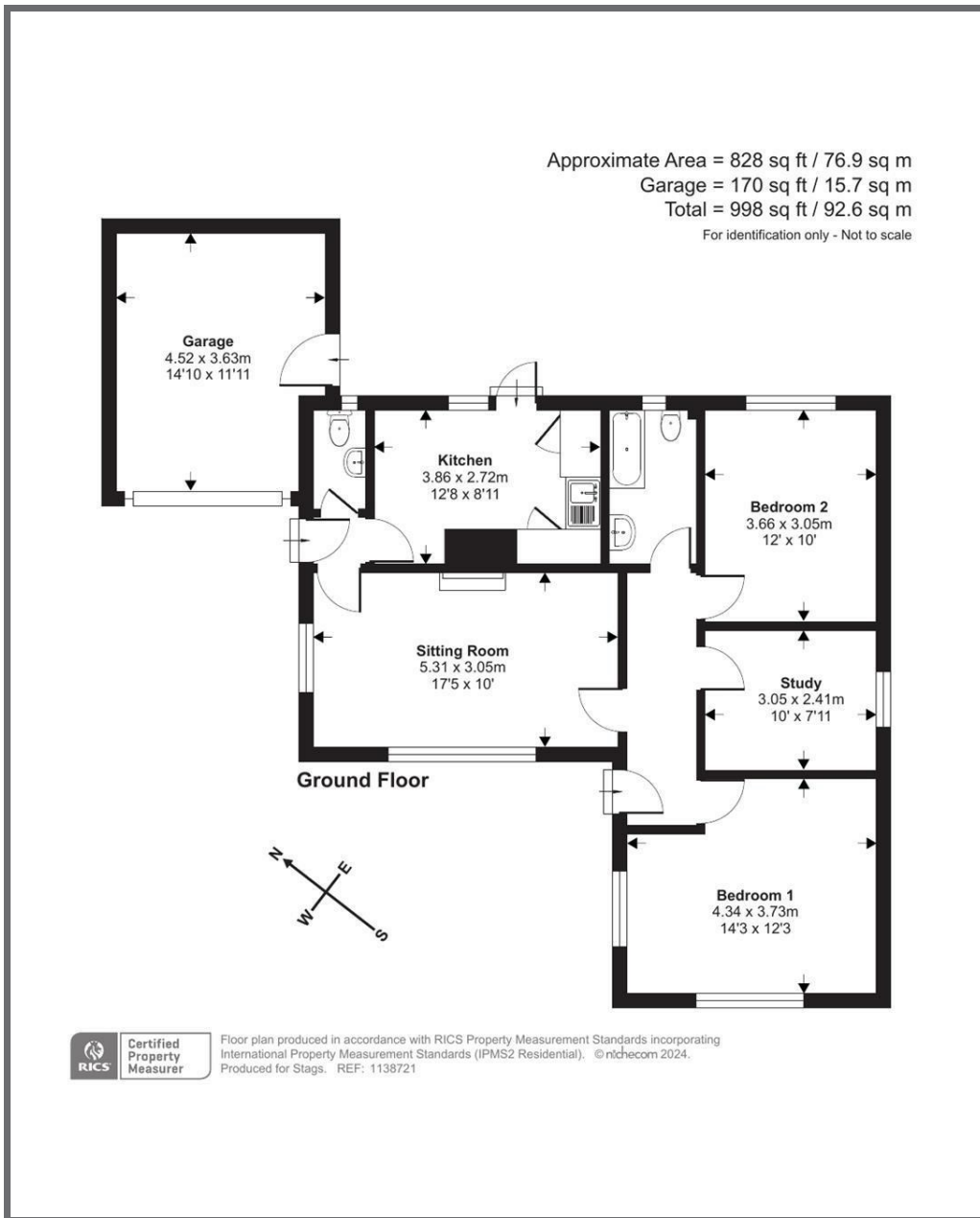
Directions

From South Molton Town Square, proceed in a westerly direction and follow the road into South Street. Continue for about half a mile and Parklands will be the fourth turning on the right. Continue into Parklands and take the second turning on the left and follow the road around to the right. The property will be found soon after on the right with a Stags For Sale board clearly displayed.

What3words Ref: billiard.sonic.coping



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	79
(21-38) F	45
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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