



Sunnymead



# Sunnymead

North Molton, South Molton, EX36 3HT

South Molton 3 miles Exmoor National Park 1 mile

Set in a popular village, a spacious chalet bungalow with a self-contained annexe and fine views

- Spacious detached property with Annexe
- Living Room and Kitchen/Breakfast Room
- Two First Floor Bedrooms and Bathroom
- Large Gardens with useful Workshop
- Council Tax Band E
- Large plot with fine views
- Two Ground Floor Bedrooms and Bathroom
- Self-contained One Bedroom Annexe
- Off-Street Parking
- Freehold

Guide Price £495,000

## Situation

Sunnymead is set in the very much sought after village of North Molton and enjoys fine views away over rolling fields. North Molton is a thriving village and offers an excellent range of village amenities including a good primary school, public house, two churches, garage/petrol station, excellent sports club and a new community shop is due to open imminently. The thriving market town of South Molton is only 3 miles and offers a good range of social, shopping and banking facilities together with schooling to secondary level.

North Molton 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 (J27) and Tiverton Parkway railway station on the Paddington line.

The boundary of 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

Sunnymead is a spacious, detached chalet bungalow with a very useful, self-contained annexe and is set in a large plot of about a quarter of an acre. Built of block cavity with a tiled roof, the property has been adapted and extended over recent years to create additional accommodation and a very useful self-contained annexe which is considered perfect for a dependant relative or for providing a handy income.



### Accommodation

The front door leads into a roomy, enclosed PORCH with door into the HALL with tiled floor, useful storage cupboards and stairs to the first floor. The double aspect LIVING ROOM has a wood burning stove with a timber surround and mantel and sliding glazed doors into the garden. The KITCHEN/BREAKFAST ROOM is a spacious double aspect room with fine views and a tiled floor. There is a range of matching wall and base units modern fitted units with sink unit, larder cupboard, space for fridge, plumbing for dishwasher, space for range cooker (Everhot Range not included) with a hood over. The UTILITY ROOM has a butler's sink with wooden double drainer, wall units and space for washing machine. A rear glazed porch with a sliding door to outside. BEDROOM ONE is a large double with built-in storage cupboards and BEDROOM TWO is a double room with built-in storage cupboards. The FAMILY BATHROOM has a panelled bath with tiled surround, pedestal wash basin and a shelved recess and there is a separate CLOAKROOM with WC.

On the FIRST FLOOR the landing has built in storage cupboards and an airing cupboard. BEDROOMS THREE and FOUR are both double rooms with fitted cupboards, eaves storage and fine views. Between these two bedrooms is a SHOWER ROOM with a pedestal wash basin, WC and shower cubicle.

### The Ground Floor Annexe

Accessed from the main hall or independently from outside, the ANNEXE is a very useful addition to the principal accommodation.

The OPEN-PLAN LIVING ROOM/KITCHEN has wide, glazed sliding doors to the outside and takes full advantage of the lovely views. The kitchen area has a stainless steel sink unit, two ring induction and a range of floor and wall units. Off this room is a BEDROOM with built in double wardrobe, door to WET ROOM with pedestal wash basin, heated towel rail, WC and walk in shower with electric shower. From the bedroom a door leads to a rear LOBBY with door to outside.

### Outside

There is a good-sized parking area to the front of the bungalow. The gardens lie mainly to the rear (south-facing) with a large, level patio adjoining the dwelling which take in the wonderful views from the property. There is a lawn with mature shrubs and plants and a productive kitchen garden with GREENHOUSE (12' x 8') and timber-framed WORKSHOP (11'6 x 7') with power and light.

### Services

Mains electricity, water and drainage. Electric underfloor heating in kitchen. Mobile coverage is likely from EE, O2 and Vodaphone (Ofcom) Superfast broadband is available (Ofcom)

### Viewing

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

### Directions

From the North Devon Link Road (A361) on the outskirts of South Molton take the turning to North Molton. Follow this road for approximately 2.5 miles and into the village. Continue into the village, passing the Poltimore Inn on the right and continue down the hill and Sunnymead will be seen on the right, just before the turning for Broad Close.



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			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(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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