



5 Fortescue Drive

5, Fortescue Drive, Filleigh, Barnstaple, EX32 0FH



South Molton 3.5 miles Barnstaple 7 miles

Set in a highly attractive and exclusive small development, an immaculate semi-detached house with good-sized gardens

- Superbly presented semi-detached house
- Exclusive and highly attractive development
- Living Room
- Kitchen/Dining Room
- Rear Lobby and Cloakroom
- 3 Bedrooms (Master En-Suite)
- Bathroom
- Large enclosed gardens and parking
- Council Tax Band C
- Freehold

Guide Price £375,000

Situation

5 Fortescue Drive is set in an attractive and exclusive small development on the edge of the sought-after village of Filleigh. The village is nestled within the beautiful, parkland grounds of Castle Hill Estate. Much of the land that surrounds the village is contained within Grade I listed parkland and gardens, with the impressive Palladian Castle Hill House providing a stunning backdrop to the village.

The thriving local market town of South Molton is only 3.5 miles and the regional centre of Barnstaple is 7 miles. The renowned north Devon coastline and Exmoor National Park are within easy reach by car.

Description

Built in 2022 to an exacting specification by renowned local builders, 5 Fortescue Drive is an attractive semi-detached house presented in excellent decorative order throughout. Of timber-framed and block construction, the house has a very good EPC rating and excellent eco credentials and has the balance of a 10 year NHBC certificate. The house has a good-sized, enclosed garden with potential for enlargement and dedicated parking.

Accommodation

The front door leads into an ENTRANCE HALL with stairs to the first floor and a door into the LIVING ROOM which is a very pleasant room with shuttered bay window providing an attractive outlook over the close. There is also a large storage cupboard. The spacious KITCHEN/DINING ROOM has a pair of glazed doors that provide an attractive outlook over the garden. The kitchen area is fitted with an excellent range of modern units with worktop over, 1½ bowl stainless steel sink unit and integrated appliances include a dishwasher, fridge/freezer, eye-level double oven/microwave and an induction hob with extractor over. Off the kitchen is a REAR LOBBY with plumbing for washing machine and space for under counter fridge and fitted shelving, door to outside and door to a CLOAKROOM with WC and hand basin.

On the FIRST FLOOR the GALLERIED LANDING has two storage cupboards. BEDROOM ONE is a double room with a lovely outlook to the rear over the garden and beyond and there is an EN-SUITE SHOWER ROOM with a tiled floor, large shower cubicle, WC, wash basin and heated towel rail. BEDROOM TWO is also a double room with an outlook over the close. BEDROOM THREE is a single room with an attractive outlook over the gardens to the rear. The BATHROOM has a tiled floor and has a modern suite comprising a panelled bath with mixer shower attachment, vanity wash basin, WC and heated towel rail.

Outside

There is an area of lawn garden to the front, partially bordered by attractive estate fencing. A paved path leads to the front door. The main garden lies to the side and rear of the house and is completely enclosed by high timber fencing providing a high degree of privacy. It is mainly laid to lawn with a gravelled path and paved patio area adjoining the house. At the end of the garden is a useful timber BUILDING that provides useful storage. Next to this building is a pedestrian gate leading to a dedicated parking area for two vehicles.

Please note that the property extends beyond the timber fence and includes the grass bank outside the fence.

Services and other information

Mains electricity and water. Private drainage system (treatment plant shared by Fortescue Drive). Air source heat pump providing under-floor heating to the ground floor and radiators to the first floor. Mobile coverage is limited indoors and likely outdoors from all major providers (Ofcom) Standard and Ultrafast Broadband are available (Ofcom) Fortescue Drive is a private road. The communal areas and private drainage are maintained by a management company with the current yearly cost being £625.

Viewing

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

Directions

From South Molton take the B3226 out of the town along North Street. After half a mile at the roundabout take the first exit and stay on the B3226 for a further mile and take the left turn signposted to Filleigh. Stay on this road for a further two miles, passing through Stags Head and continue into Filleigh. The entrance to Fortescue Drive will be found on the left, just after the turning for the village hall. Drive into the close and the property will be found towards the bottom on the left.

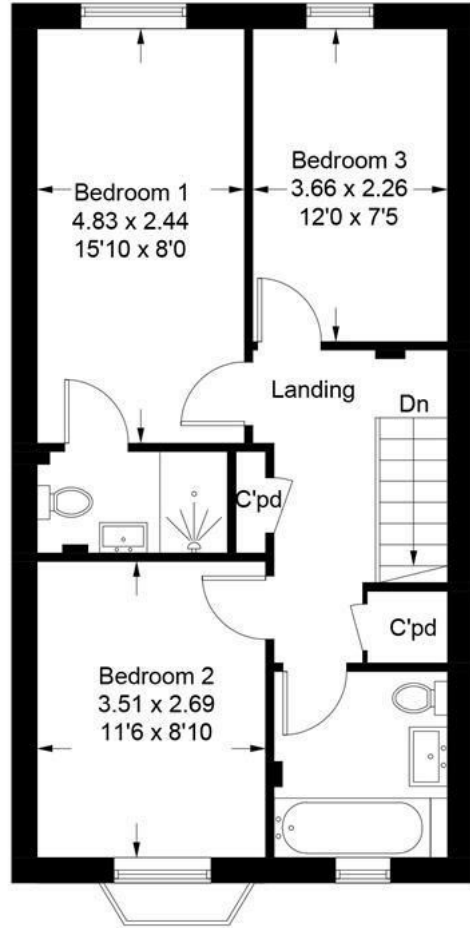
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Approximate Gross Internal Area = 101.2 sq m / 1089 sq ft



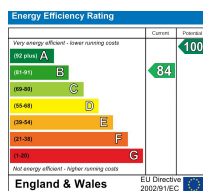
Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1098067)

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