



2 Parklands





# 2 Parklands

South Molton, Devon, EX36 4EW

Town Square 0.6 miles Barnstaple 10 mile Tiverton 18 miles

A large detached bungalow offering versatile family accommodation, complimented by mature and pretty gardens, parking for multiple vehicles and potential for ancillary accommodation (stp).

- 2 Reception Rooms (20ft Sitting Room)
- 3-4 Bedrooms (Master En-Suite)
- Potential To Create Ancillary Accommodation (stp)
- Garden Room
- Study
- Large Detached Double Garage/Workshop
- Pretty & Mature Gardens
- Available With No Onward Chain

Guide Price £469,950

## Situation

2 Parklands is one of just six properties, tucked away at the foot of this small cul-de-sac, in this much sought after area, located 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, Sainsburys 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

2 Parklands is a large 3/4 bedroom detached bungalow with a abundance of reception space, offering versatile family accommodation over a single level. The property boasts a detached double garage/workshop and a gated driveway providing parking for multiple vehicles. The bungalow is encompassed by large, mature and well-tended gardens and a variety of outbuildings. The bungalow offers potential for further development (stp) and the garage/workshop had approved planning permission in 2015 to provide ancillary living accommodation (permission now lapsed). Parklands is a much sought-after cul-de-sac, comprising almost exclusively of bungalows, located towards the southern edge of South Molton. The town square and everyday amenities are only a short and level walk away.





## Accommodation

An open porch with with part glazed front door opens into the ENTRANCE HALL, with large airing cupboard, glazed door to kitchen, archway leading to the bedrooms and door to UTILITY ROOM with stainless steel sink/drainers and space/plumbing for white goods and further door to SHOWER ROOM, with light suite of; shower cubicle, basin and WC. The large, family KITCHEN is focused around an impressive, central island/breakfast bar and comprises; a comprehensive range of light base units with contrasting worktop over, tiled splashbacks and matching wall units, glass fronted display cabinets and additional inset shelving. Integrated appliances include; fridge, double oven/grill, Neff electric hob with extractor hood over, Rayburn range cooker and dishwasher. 1½ bow stainless steel sink/drainers.

An archway opens to the large DINING ROOM that affords plenty of space for a large table and entertaining, sliding doors lead to the spacious GARDEN ROOM, with door to patio/terrace and further door to the rose garden. Double doors open to the 20ft, double aspect SITTING ROOM, with a wood burning fire as its focal point, two pairs of sliding doors open to the patio/terrace and further door to the SNUG/OFFICE/BEDROOM 4, a double bedroom or an adaptable room with fitted storage.

A spacious hallway, with large storage cupboard, leads to 3 bedrooms and family bathroom. BEDROOM 1 is a double room, with dressing room, fitted wardrobe and ensuite shower room with large shower, vanity unit with inset basin and WC. BEDROOM 2 is a good size double room with walk-in wardrobe. BEDROOM 3 is a large single room but could comfortably fit a double bed. The FAMILY BATHROOM has a modern four piece suite comprising; bath, double shower, basin and WC. The loft has been boarded, has a Velux window and offers potential for conversion (stp).

## Outside

The gated driveway provides parking for multiple vehicles and is bordered either side by a variety of mature plants and trees. The main gardens enjoy a southerly aspect and stretch to either side of the property, predominantly laid to lawn, complimented by beautiful, well-tended, mature, planted borders, with a rustic summerhouse as its focal point. The large patio/terrace is the perfect place to enjoy the gardens, with steps up to the lawn and path to the rose garden, with raised beds, metal shed, hen house/chicken run, oil tank, greenhouse and workshop. The detached, large double garage/workshop is open at the rear, with attached log store and is boarded at first floor level, offering significant storage. Approved planning permission was issued in 2015 for this building to provide ancillary living accommodation and a gym.

## Services

Mains electricity, water, drainage are connected. Oil fired central heating via radiators.

## Viewing

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

## Directions

From South Molton Town Square, with Stags office on the right, proceed in a westerly direction into South Street, follow this road for approximately 0.5 miles, Parklands will be the fourth turning on the right, upon entering the cul-de-sac, turn immediately right and 2 Parklands is the third property, at the end and to the right, with a Stags For sale board clearly displayed.





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.



Approximate Area = 1856 sq ft / 172.4 sq m  
 Garage = 537 sq ft / 49.8 sq m  
 Outbuilding = 108 sq ft / 10 sq m  
 Total = 2501 sq ft / 232.2 sq m  
 For identification only - Not to scale

**Ground Floor**

- Conservatory: 4.24 x 3.35m (13'11" x 11')
- Dining Room: 4.45 x 3.71m (14'7" x 12'2")
- Sitting Room: 6.20 x 3.66m (20'4" x 12')
- Kitchen: 4.55 x 3.86m (14'11" x 12'8")
- Study/Bed 4: 4.01 x 3.25m (13'2" x 10'8")
- Walk-in Wardrobe
- Bedroom 2: 3.86 x 3.33m (12'8" x 10'11")
- Bedroom 3: 3.33 x 3.00m (10'11" x 9'10")
- Bedroom 1: 3.45 x 3.38m (11'4" x 11'1")
- Utility
- Dressing Room

**Outbuilding**

- Shed: 3.18 x 3.15m (10'5" x 10'4")
- Store: 4.52 x 2.36m (14'10" x 7'9")
- Garage: 7.06 x 5.69m (23'2" x 18'8")
- Workshop

RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1004296



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		52	74

England & Wales EU Directive 2002/91/EC

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