



Ridgeway

Ridgeway, Fore Street, North Molton, South Molton, EX36 3HL



South Molton 3 miles Barnstaple 13 miles
Exmoor National Park 1.5 miles

A well-presented detached house with good sized gardens in a popular village

- Well set in a popular village close to Exmoor
- Hall and cloakroom
- Open-plan kitchen/dining room
- Boot room
- Living room
- Three bedrooms and wet room
- Integral garage and parking
- Good-sized enclosed gardens with fine views
- Freehold
- Council Tax Band D

Guide Price £385,000

Situation

Ridgeway is set in the very much sought after village of North Molton, which offers an excellent range of village amenities including a village shop, good primary school, public house, two churches, garage/petrol station and sports club. The village 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 (J 27) with Tiverton Parkway railway station on the Paddington line. The market town of South Molton is only 3 miles and offers a good range of social and shopping facilities together with schooling to secondary level. The boundary of Exmoor National Park is about one and a half miles 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

Ridgeway is an appealing and individual detached house built in the late 1970s of block cavity construction under a tiled roof, with later extensions added in the 1990s. The house is set in a good sized plot with a fine outlook over its gardens to rolling fields beyond. The house has been well-cared for but does offer scope for a little updating if required.

Accommodation

A glazed front door leads into the HALL with stairs to the first floor and a CLOAKROOM with WC and wash basin. A door leads into an storage area under the stairs with a further door into the INTEGRAL GARAGE. The open-plan KITCHEN/DINING ROOM has a kitchen area fitted with a range of units and worktops with stainless steel sink unit with mixer tap, electric cooker point, space and plumbing for washing machine, space for fridge and matching wall cupboards. The dining area has a fine outlook over the rear gardens and beyond. Off the kitchen, a door leads into a BOOT ROOM with a tiled floor and door to the outside.

The LIVING ROOM has a lovely outlook to the rear and has a fireplace with a tiled surround

and mantel.

On the FIRST FLOOR the LANDING has an airing cupboard and doors to the THREE BEDROOMS, all with built-in wardrobes and a WET ROOM with electric shower and screen, WC, pedestal wash basin and towel rail. Bedrooms 1 and 2 both enjoy fine views over the garden and beyond.

Outside

The property is approached over a splayed and gated entrance to a driveway that provides parking for one vehicle and leads to the integral GARAGE. There is an area of lawn to the front together with planted beds, shrubs and small trees.

Paved pathways lead around both sides of the house to the rear garden which is mainly enclosed by mature beech hedging. Initially there is a paved terrace that takes full advantage of the views and leads down to two slightly lower areas of lawn, bordered by planted flower and shrub beds. At the lower end of the garden is a productive fruit and vegetable garden with numerous raised beds along with a small timber framed garden shed.

Services and Further Information

Mains water, electricity and drainage. Oil-fired central heating via radiators. Mobile - Likely from all major providers (Ofcom). Broadband - Standard and superfast available (Ofcom).

Viewing

Strictly by confirmed prior appointment 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 signposted to North Molton. Follow this road for approximately 2½ miles to the village, continue past the garage and around the corner into Fore Street. The property will soon be found on the right hand side, marked with a for sale board.

What3words Ref: menu.adjust.embellish



Approximate Gross Internal Area = 108.1 sq m / 1163 sq ft
(Including Garage)

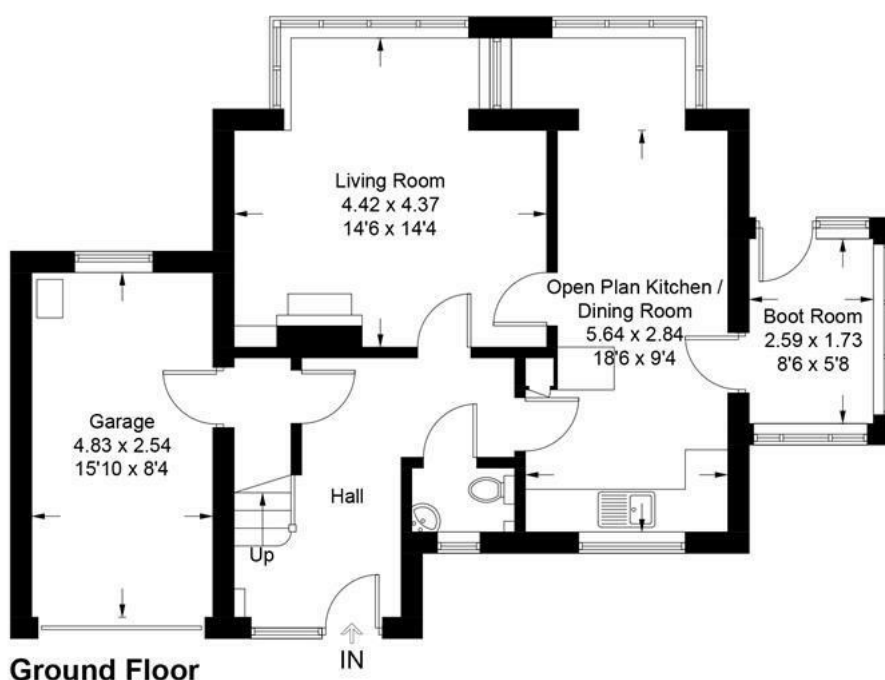
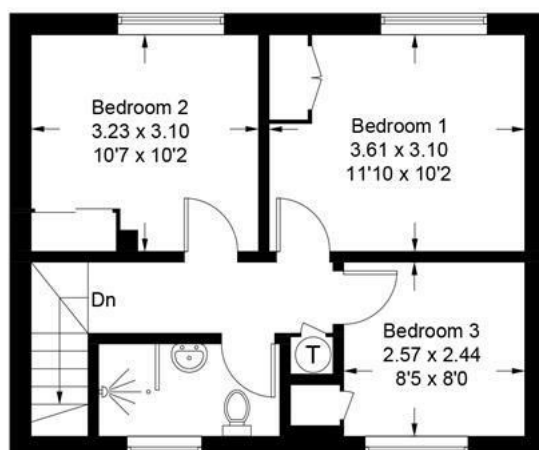


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1170601)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(39-47) F			
(31-38) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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