



17 Broad Close

17, Broad Close, North Molton, South Molton, Devon EX36 3JD



South Molton 3.5 miles Barnstaple 14 miles

Set in a popular village in the Exmoor foothills, a superbly presented detached family home with outstanding views

- Outstanding views
- Superbly presented throughout
- Spacious, open-plan Kitchen/Living area
- Dining Room
- 4 Bedrooms (1 en-suite)
- Family Bathroom
- Enclosed gardens and Parking
- Excellent Garage/Workshop
- Council Tax Band D
- Freehold

Guide Price £359,000



Situation

17 Broad Close is set in the very much sought after village of North Molton, which offers an excellent range of village amenities including a community 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 3.5 miles and offers a good range of social and commercial amenities together with schooling to secondary level.

The boundary of the Exmoor National Park is only 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

Of block and brick cavity construction under a tiled roof, 17 Broad Close is a spacious detached house set in an elevated plot and enjoys a wonderful and open outlook over parts of the village and away to the Mole valley and rolling farmland in the distance. The house is presented in excellent decorative order throughout and is available for immediate occupation with no onward chain.

The house has been significantly extended and improved by the current owners to create a spacious and impressive family home together with an excellent garage/workshop and is offered to the market with no onward chain.

Accommodation

The front door leads into an entrance LOBBY with plenty of room for coats. There is a CLOAKROOM with WC and vanity wash basin. Leading off the lobby is a central HALL with a door to the left into a DINING ROOM with a pair of glazed double doors leading to the outside and a large storage cupboard along one wall that also houses the oil-fired boiler and plumbing for washing machine. On the opposite side of the hall is BEDROOM 1 with steps leading up to an EN-SUITE SHOWER ROOM with a fitted double wardrobe, large shower cubicle, vanity wash basin and heated towel rail.

From the hall, a short flight of steps lead up to the FIRST FLOOR and impressive open-plan KITCHEN/LIVING ROOM with two large windows to the front that take in the outstanding views. The kitchen area is fitted with an excellent range of modern, matching oak-fronted wall and base units with quartz worktops, including a large breakfast

bar. There is a fitted range style cooker with hood over, 1½ bowl stainless steel sink unit with mixer tap, space and plumbing for dishwasher and space for upright fridge/freezer. The living area has a large shelved display alcove.

Returning to the hall, steps lead down to the LOWER GROUND FLOOR HALL with airing cupboard and doors off to the THREE FURTHER BEDROOMS with BEDROOM 2 having two fitted wardrobes. The FAMILY BATHROOM is very well-appointed with a modern suite comprising a panelled bath in a tiled surround with shower over, WC, vanity wash basin and heated towel rail.

Outside

The property is approached over a wide entrance that provides parking for one vehicle and access to the very useful detached GARAGE/WORKSHOP with power and light connected and remote controlled roller door.

To the left of the house is an enclosed, paved seating area and paved terrace with double doors leading into the dining room.

Steps and pathways lead down either side of the house to a lower level of enclosed, south-facing garden. There is a paved terrace adjoining the house and a lower level of gently sloping lawn and below this is a vegetable plot. There is a timber framed garden shed in addition to a very useful storage 'cellar' built into the base of the house.

Services and other information

Mains electricity, water and drainage. Oil-fired central heating via radiators.

Mobile - Likely from all major providers, limited inside from Vodafone (Ofcom).

Broadband - Standard, superfast and ultrafast available (Ofcom).

Viewing

Directions

From North Molton square continue down East Street and Broad Close is the second turn on the left towards the bottom of the hill. Turn into Broad Close, continue up the hill and bear left. Continue up the hill and No.17 will soon be found on the right.

what3words Ref: clubbing.supply.arrow

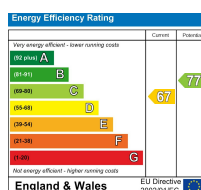


Approximate Gross Internal Area = 130.8 sq m / 1408 sq ft
Garage / Workshop = 20.0 sq m / 215 sq ft
Total = 150.8 sq m / 1623 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1177646)

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.



29 The Square, South Molton, EX36 3AQ

01769 572263

south-molton@stags.co.uk

stags.co.uk