



3 Roe Close,





# 3 Roe Close,

, South Molton, Devon EX36 3FN

Town Square 0.7 miles Barnstaple 10 miles Tiverton 18 miles

A superbly appointed home, on a prestigious development, offering versatile, contemporary accommodation, gardens and parking.

- 3 Bedrooms (master ensuite)
- Large Kitchen & Dining Room
- Family Bathroom
- NHBC Warranty
- Council Tax Band 'C'
- Driveway Parking For Multiple vehicles
- Sitting Room
- Walled garden
- Set within a Prestigious Development
- Freehold

Guide Price £345,000

## Situation

3 Roe Close occupies a prime position on a prized development, towards the northern edge of the popular market town of South Molton but only a short walk from everyday amenities. The town offers a comprehensive range of amenities, including schooling from nursery to secondary level, Sainsbury's 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

Built in 2021 by award winning, South-West developer Baker Estates, 3 Roe Close enjoys a southerly aspect, occupying a prime position within the much sought after 'Bee Meadow' development, the most prestigious new development within South Molton. The well-appointed property boasts contemporary and versatile, family accommodation with quality fixtures and fittings throughout. The three bedrooms are accompanied by well-considered living spaces, a level and secure garden and driveway parking for multiple vehicles. The property has the benefit of an NHBC warranty (approx. 6 years remaining).





**Accommodation**

Set within an open porch the part-glazed front door opens into the welcoming and generous HALLWAY leading to all downstairs accommodation, with large walk-in storage cupboard, further understairs cupboard and CLOAKROOM with WC and basin. The open-plan KITCHEN & DINING ROOM is both bright and spacious and has the benefit of a double aspect, the well-appointed KITCHEN is fitted with a comprehensive range of white base units with contrasting worktop/splashback over and matching wall units, the extensive variety of integrated appliances include; 1½ bowl stainless steel sink/drainer, Electrolux induction hob with extractor hood over, electric double oven/grill, tall fridge/freezer, washing machine and dishwasher. The kitchen opens to DINING AREA, creating a contemporary living space, offering plenty of space for a large table, with double doors opening to the patio/terrace and garden beyond. Double doors open to the SITTING ROOM with double aspect.

The staircase opens to a classic, galleried landing, 3 bedrooms, family bathroom and airing cupboard with wall-mounted combi-boiler. The MASTER BEDROOM, with double aspect, enjoys the benefit of the morning sun and has an ensuite showroom, with white suite, comprising; shower cubicle, basin, WC and heated towel rail. Bedroom 2 is a double room, also with the benefit of a double aspect. Bedroom 3 is a single room. The FAMILY BATHROOM is fitted with contemporary white suite; comprising; panelled bath with 'rainfall' shower over, basin and WC with hidden cistern, heated towel rail and a large, bespoke mirror with shelf beneath

**Outside**

The house is set back from the road, behind a small area of lawn that wraps around the western side of the house and a planted border, a path leads to the front door and a side gate allows independent access to the back garden. The walled garden sits to the side of the house, is both level and secure, with the benefit of a southerly aspect. The garden is predominately laid to lawn, with some gravelled borders, trellis with climbing plants, patio/terrace to the side and path to a large wooden shed, equipped with power/light, seated on a solid base. There is driveway parking for multiple vehicles.

**Services & Additional Information**

All mains services are currently connected. Full uPVC double glazing throughout.

'Standard' / 'Superfast' / 'Ultrafast' broadband is available (Ofcom)

Mobile phone coverage from the major providers is 'Likely' and/or 'Limited'.

**Viewings**

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

**Directions**

From South Molton Town Square, proceed in a westerly direction, following the signs to Barnstaple, into 'Barnstaple Street' and then 'North Road' for approximately 0.4 miles, turn left into Deerhill Road, proceed for approx. 0.2 miles, bear left where the road will become Roe Close after approx.. 0.1 miles, No.3 on the left.

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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) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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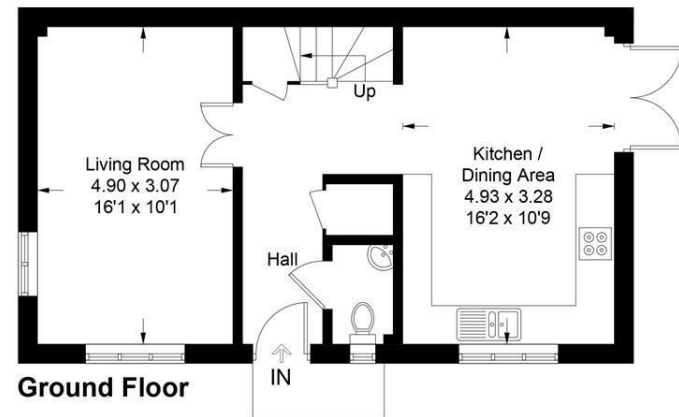
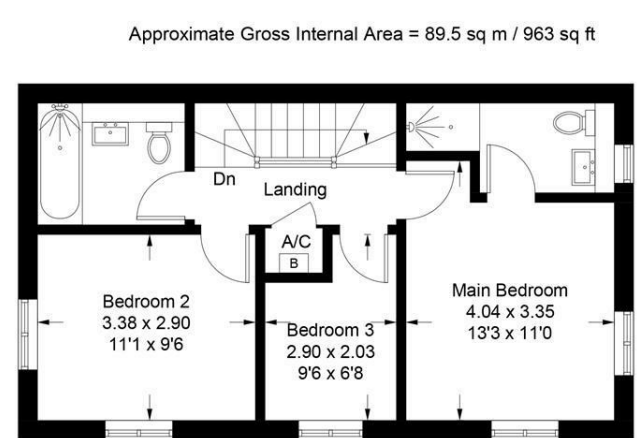


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