



3, Maclins Close



**STAGS**



# 3, Maclins Close

, South Molton, Devon EX36 4DL

A short walk from Town Square Barnstaple 10 miles Tiverton 18 miles

A detached bungalow offering spacious accommodation, gardens, garage and parking in a sought-after location.

- 3 Double Bedrooms
- Kitchen / Breakfast Room
- Shower room
- Garden Room / Potting Shed
- Freehold
- Large Living Room
- Utility Room
- Landscaped Gardens
- Garage & Double Driveway Shed
- Council Tax Band 'D'

Guide Price £390,000

## Situation

3 Maclins Close nestles in this desirable cul-de-sac, on the western side of the popular and traditional market town of South Molton. Situated at the heart of North Devon, South Molton is known as the 'Gateway to Exmoor'. To the unfamiliar, North Devon is an exceptionally unspoilt part of the county and widely known for its stunning scenery and natural 'Picture Postcard' beauty. The region is not only renowned for its outstanding and award-winning beaches with their vast expanses of golden sands but also for its plethora of enchanting and quaint villages, lush, rolling countryside and the rugged, uncompromising beauty of Exmoor National Park and its dramatic coastline.

The market town of South Molton 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 bustles when the 'national award winning', 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

3 Maclins Close is a spacious, detached bungalow, offering exceptionally well-proportioned accommodation including; plentiful reception/living space and 3 double bedrooms. The property has been extensively modernised and improved throughout by the current owners and offers further scope for alteration, if desired. The bungalow is complemented by well-tended and beautifully landscaped gardens front and back, garage and paved driveway with provision to park for 2 vehicles. Set in a quiet, established cul-de-sac, where property rarely comes to the market and only a short walk to the town square where all your daily amenities.





**Accommodation**

The fully glazed front door is set within a large open porch, opening into the bright and welcoming HALLWAY leading to all principle accommodation and cupboard with double doors. The large LIVING ROOM (18'10"x14'0"), offers plentiful space for separate sitting and dining areas, with inset multi-fuel fire, with stone surround/tiled hearth/mantle over, serving hatch to kitchen and panoramic window with far-reaching views. The KITCHEN / BREAKFAST ROOM is fitted with a comprehensive range of vintage base units, mottled worktop over and matching wall units, peninsula island/breakfast bar, stainless steel sink with double drainer, inset electric hob with stainless steel splashback and extractor hood over, twin electric ovens, space/plumbing for dishwasher and two useful pantries. A part glazed door opens into the REAR HALLWAY with glazed door leading to the back garden, door to GARAGE with up/over door and sliding door to the UTILTY ROOM / CLOAKROOM, fitted with WC, basin, wall-mounted Worcester boiler, fitted worktop with space/plumbing for white goods beneath. There are THREE well-proportioned DOUBLE BEDROOMS. The refurbished FAMILY SHOWER ROOM comprises; large shower, vanity wash basin with illuminated mirror above, WC and heated towel rail.

**Outside**

Positioned perfectly within its boundaries, the bungalow is set back from the Cul-de-Sac behind a rendered wall and a mature planted border, the front garden is predominantly laid to lawn bordered by beds, planted with a variety of flowering plants and shrubs. A double, brick-paved driveway provides parking for 2 vehicles and extends into a path leading around the bungalow, rear access is provided via gate to the left or via the garden room/potting shed beside the garage. The back garden has recently undergone a complete redesign and has been beautifully and thoughtfully landscaped. A large paved terrace, a real sun-trap and perfect for a table and chairs, pathways give all weather access around the garden and have been ramped where necessary, allowing easy access for all. The garden is divided between lawn and large raised beds, planted with a huge variety of flowering plants and shrubs but could easily be cultivated to a kitchen garden. The borders have been planted and will provide a lush, tall boundary, when mature.

**Services & Additional Information**

Mains electricity, water, gas and drainage are all connected. Full uPVC double glazing throughout. The bungalow has been 'rewired' and 'replumbed' by the current owners. 'Standard' / 'Superfast' / 'Ultrafast' broadband is available (Ofcom). Mobile phone coverage from the major providers is 'Likely' (Ofcom).

**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, after a short distance, upon reaching the crossroads, turn left into West Street. Continue along West Street, at the first mini-roundabout turn left into Maclins Close, after a short distance, No.3 will be found on the left, with a Stags 'For Sale' board clearly displayed.  
What3words Ref: Proch.Greet.Remarking





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.



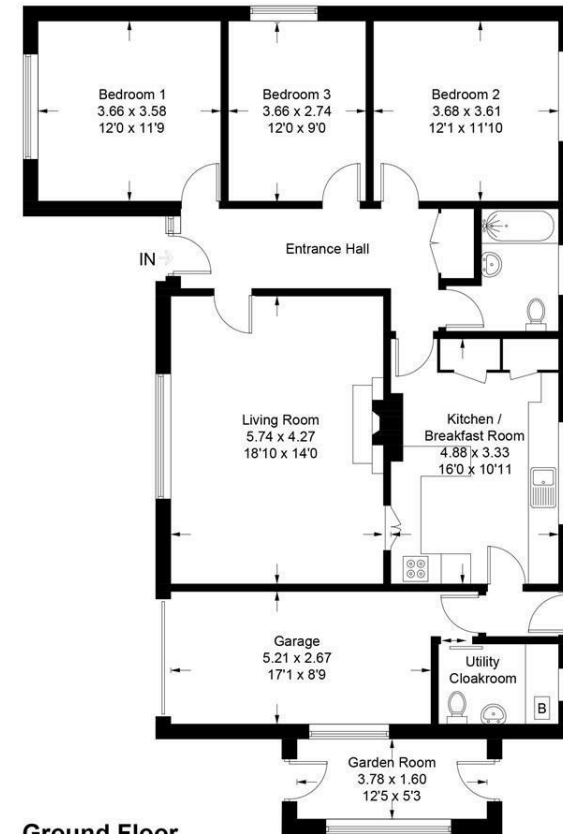
Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>57</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area = 118.9 sq m / 1280 sq ft  
Outbuilding = 6.1 sq m / 66 sq ft  
Total = 125 sq m / 1346 sq ft



### Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1202659)



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