



3, Maclins Close



# 3, Maclins Close

, South Molton, Devon EX36 4DL

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

A spacious and well-presented detached bungalow set in a peaceful cul-de-sac towards the edge of the town

- Spacious detached bungalow set in a peaceful cul-de-sac
- Kitchen/breakfast room
- 3 double bedrooms
- Beautifully landscaped gardens
- Freehold
- Well-presented accommodation
- Living room
- Re-fitted shower room
- Integral garage and wide paved driveway
- Council Tax Band D

Asking Price £375,000

## Situation

3 Maclins Close nestles in this desirable cul-de-sac, towards 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'. 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 enchanting and quaint villages, lush, rolling countryside and the rugged, uncompromising beauty of Exmoor National Park and its dramatic coastline.

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 award winning twice weekly pannier market and weekly stock markets take place.

The A361 bypasses the town and provides good access to Barnstaple and the North Devon coast to the west and the M5 and Tiverton Parkway train station (London Paddington about 2 hours) to the east.

## Description

3 Maclins Close is a spacious detached bungalow offering exceptionally well-proportioned accommodation including plenty of living space and three 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 easily park for two vehicles.



## Accommodation

The fully-glazed front door is set within a large open porch and leads into the bright and welcoming HALL which leads off leading to all principal accommodation. The large LIVING ROOM 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 base units with 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, double electric oven, space/plumbing for dishwasher and two useful pantries. A part glazed door opens into the REAR HALLWAY with glazed door leading to the rear garden, door to GARAGE with up/over door and sliding door to the UTILITY 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 has a large shower, vanity wash basin with illuminated mirror above, WC and heated towel rail.

## Outside

The bungalow is set back from the road behind a low 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 wide, brick-paved driveway provides parking for two 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 rear garden has recently undergone a complete redesign and has been beautifully and thoughtfully landscaped. There is a large paved terrace which is perfect for a table and chairs and 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 wide 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 and 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 572263.

## Directions

From South Molton Town Square, proceed in a westerly direction, following the signs to Barnstaple, continue into Barnstaple Street and at the crossroads, turn left into West Street. Continue along West Street and at the first mini-roundabout turn left into Maclins Close and the bungalow will be found shortly after on the left.

What3words Ref: ///signs.rinse.admire



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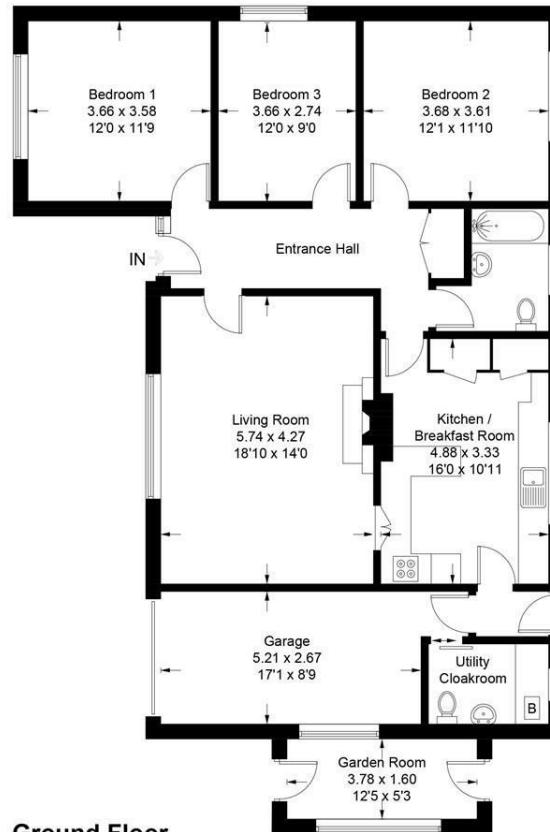


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Approximate Gross Internal Area = 118.9 sq m / 1280 sq ft  
Outbuilding = 6.1 sq m / 66 sq ft  
Total = 125 sq m / 1346 sq ft



#### Ground Floor

Illustration for identification purposes only, measurements are approximate,  
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