



Radley View



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5 Poltimore Close, South Molton, Devon, EX36 4DD

Barnstaple 11 miles Tiverton 18 miles

A well-presented and spacious detached bungalow set in a large corner plot on the edge of town

- Excellent detached bungalow set on the edge of town
- Large living room
- 4 double bedrooms (master en-suite)
- Garaging/utility
- Council Tax Band E
- Very spacious and well-presented accommodation
- large kitchen/dining room with walk-in pantry
- Family bathroom
- Enclosed landscaped gardens and parking
- Freehold

Guide Price £575,000

Situation

Radley View is set in a tucked away location at the end of a peaceful cul-de-sac on the edge of South Molton. The traditional and popular market town offers a comprehensive range of amenities, including schooling from nursery to secondary level, Sainsbury's supermarket, Post Office, pubs, cafes and an abundance of independent and artisan shops. The town also bustles when the popular, award winning twice weekly pannier and weekly stock markets take place.

The recently improved A361 bypasses the town and provides excellent access to the regional centre of Barnstaple to the west and to Tiverton, the M5 and Tiverton Parkway train station (London Paddington 2 hours) to the east. Both Exmoor National Park and the renowned North Devon coastline are within easy reach by car.

Description

Of rendered block cavity construction under a tiled roof, Radley View is a superb detached bungalow that has been significantly extended by the current owners to provide an excellent and spacious family home with some features giving it a character feel, particularly in the kitchen/dining room. The bungalow is set in a large plot of landscaped gardens and grounds which provide plentiful parking and an excellent degree of privacy from neighbouring properties.



Accommodation

An open PORCH and front door lead into an ENTRANCE LOBBY/BOOT ROOM with wall to wall door mat flooring. A door leads into a HALL with coat, storage and airing cupboards. The extended, triple aspect LIVING ROOM is a large room with a fireplace with slate hearth and wood-burning stove, built-in shelved cupboard and a glazed door to the outside. The impressive, double aspect KITCHEN/DINING ROOM has doors to both side and rear gardens and has a fitted four oven electric Aga with a fitted dresser style unit to the left. There is a ceramic sink unit with slate worktops either side, plumbing for dishwasher, plumbing point for an upright fridge/freezer and a door into a purpose built PANTRY with a tiled floor, extensive shelving, slate shelf and an air conditioning unit for cooling.

The BATHROOM has a ceramic tiled floor and a roll top claw foot cast iron bath, large shower cubicle with mixer shower, pedestal wash basin, WC and heated towel radiator. There are FOUR DOUBLE BEDROOMS with two having fitted wardrobes. The MASTER BEDROOM is a large double with glazed double doors to the rear gardens and a shelved cupboard. The EN-SUITE SHOWER ROOM has a large shower cubicle with mixer shower, pedestal wash basin, WC and heated towel radiator.

Returning to the entrance lobby, a door to the left leads into the garaging. The original double garage (could be reinstated if required) has been subdivided to provide a GARAGE/UTILITY with Belfast sink, plumbing for washing machine, boiler for hot water and central heating and wall-mounted units. The second garage has been sub-divided to provide an OFFICE/STUDY and a smaller garage suitable for motorcycles or general storage.

Outside

The property is approached over a wide entrance drive that provides plentiful parking and leads up to a large carport. To the right of the driveway is an area of lawn.

Landscaped gardens surround the property, with the main area of garden to the rear. It is mainly laid to lawn, with a patio and gravelled path leading to a slightly raised area of decking in the corner. There are also numerous raised vegetable beds. Tucked away around the rear is an excellent greenhouse and various timber framed buildings including a log store, aviary and garden shed. To the eastern side is a sheltered 'courtyard' garden which is accessed from the kitchen and perfect for outside dining.

In total the whole plot extends to about a QUARTER OF AN ACRE.

Services and further information

All mains services currently connected. Solar PV panel array.
Mobile - Good service from all major providers (Ofcom).
Broadband - Standard, superfast and ultrafast all available (Ofcom).

Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263

Directions

From the Square in South Molton proceed along East Street and take the first right turn signposted B3137 Witheridge. Proceed along this road and take the third turning left into Poltimore Road. Continue along this road and Poltimore Close will soon be found on the right. Turn into the close and continue to the end where the property will be found tucked away on the left hand side.

What3words Ref: artist.eyelashes.fields



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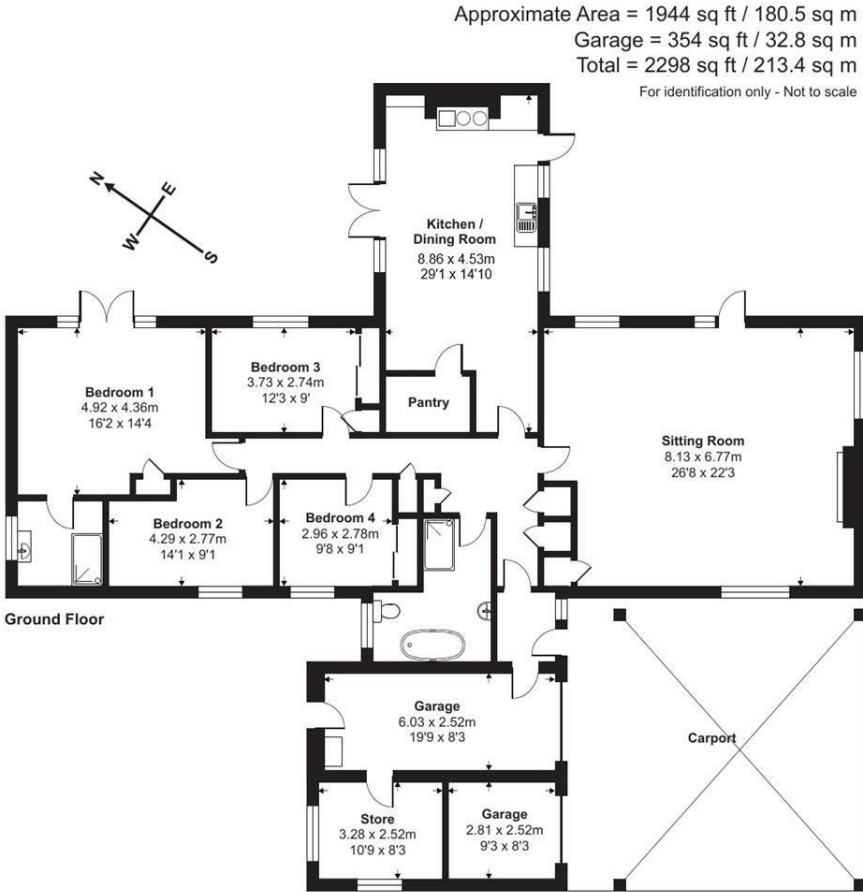


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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