



3 Ash Drive

3 Ash Drive, , South Molton, Devon, EX36 3FA



Barnstaple 11 miles Tiverton 18 miles
Exeter 32 miles

A well-presented detached house set towards the edge of town

- Well-presented detached house
- Fitted kitchen/dining room
- Sitting room
- 4 Bedrooms (master en-suite)
- Family bathroom
- Garage/workshop and utility
- Enclosed rear garden
- Off-street parking
- Council Tax Band D
- Freehold

Guide Price £325,000



Situation

3 Ash Drive is set towards the edge of the traditional market town of South Molton which 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 twice weekly and award winning pannier market and weekly stock markets take place.

The recently improved A361 (North Devon Link Road) bypasses the town and provides good 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

Built around ten years ago, 3 Ash Drive is a spacious, detached house arranged over three floors and will be found to be well-presented throughout. The house is considered perfect for family living with an enclosed garden to the rear and with additional off street parking to the front.

Accommodation

The front door leads into the HALL with doors off to the UTILITY fitted with sink unit, space and plumbing for washing machine, space for dryer, wall-mounted boiler and plenty of space for coats and boots. Also off the hall, a door leads into the GARAGE/WORKSHOP.

On the FIRST FLOOR the landing has a shelved cupboard and doors off to the fitted KITCHEN/DINING ROOM. The kitchen area is fitted with a modern range of matching wall and base units with worktops over, 1½ bowl sink unit, space and plumbing for dishwasher, fitted electric oven with gas hob and hood above. From the dining area glazed double doors lead out to the rear garden. The SITTING ROOM has an ornamental electric fireplace and there is a CLOAKROOM with WC and pedestal wash basin.

On the SECOND FLOOR there are 4 BEDROOMS with the master bedroom also having an EN-SUITE SHOWER ROOM fitted with a modern suite. The FAMILY BATHROOM is also fitted with a modern suite.

Outside

To the front is a large paved area that provides off-street parking for up to three vehicles and also leads to the garage/workshop. To the left is an enclosed area for storage of bins and a flight of steps leads up to the fully-enclosed rear garden which is at first floor level. A level paved area adjoins the back of the house with a gently sloping, lawned area with raised beds to the right leads up to a stone wall at the top. A timber-framed shed provides useful storage.

Services and further information

All mains services currently connected. Central heating via radiators.

Broadband - Standard, Superfast and Ultrafast available (Ofcom).

Mobile - Good service outdoors from all major suppliers (Ofcom).

Viewing

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

Directions

From the Town Square head east and take the first turning to the left into Station Road. Continue along this road and down the hill and take the left turn into Ash Drive soon after. Follow the road around to the left and the property will soon be found on the left.

What3words Ref: stealthier.bedding.restores





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			
(92-100) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(48-54) E			
(35-47) F			
(21-34) G			
(1-10)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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