



**STAGS**

24 Mole Ridge Way, South Molton, Devon EX36 3BE

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A 'brand new' town house, offering well-appointed accommodation, with gardens, garage and parking.

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

• New Home • Kitchen/Dining Room (with balcony) • Garden, Garage & Parking • Gas-fired Central Heating • Available IMMEDIATELY • 6 / 12+ months • Regrettably pets not considered • Deposit £1153 • Council Tax Band C • Tenant Fees Apply

**£1,000 Per Calendar Month**

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## THE PROPERTY COMPRISES

Paved path to composite front door giving access to:

### HALLWAY

Set within a covered porch, the part glazed front door opens into the bright and welcoming HALLWAY, this exceptionally spacious area provides a large storage space, that could be enclosed or adapted in its application, cupboard with combi-boiler and separate storage cupboard beneath and staircase leading up. Tile effect vinyl flooring. Smoke alarm. Carbon monoxide alarm.

### UTILITY ROOM

Fitted with a range of contemporary, grey units, worktop with inset stainless-steel sink/drainage and space for white goods. Door to:

### INTEGRAL GARAGE

Integral GARAGE (18'5"), with electric roller door and photovoltaic system (for roof-mounted PV cells).

### CLOAKROOM

CLOAKROOM with WC and basin.

### FIRST FLOOR LANDING

Fitted carpet. Smoke alarm.

### SITTING ROOM

Features a wall-mounted, electric fire as it's focal point and large, sliding doors opening to the enclosed rear terrace and back garden beyond.

### KITCHEN/DINING ROOM

The KITCHEN / DINING ROOM is fitted with a stylish and comprehensive range of units in grey, with light worktop over and matching wall units, stainless steel sink/drainage, inset Lamorna, gas hob with extractor hood over, separate, electric fan oven/grill and space for freestanding white goods. The dining area has double doors opening to a Juliet balcony.

### CLOAKROOM

CLOAKROOM with basin and WC. Storage cupboard on landing.

### SECOND FLOOR LANDING

Storage cupboard. Fitted carpet. Smoke alarm.

### MASTER BEDROOM

The MASTER BEDROOM has the benefit of an EN-SUITE SHOWER ROOM with 'rainfall' shower, basin, WC and heated towel rail.

### BEDROOM 2

Double bedroom. Fitted carpet.

### BEDROOM 3

Single room, but would provide a perfect office/study. Fitted carpet.

### FAMILY BATHROOM

Furnished with a white suite, comprising; Panelled bath with shower over, pedestal basin and WC.

### OUTSIDE

To the front the property is driveway parking, with an area of lawn and steps to the side, leading to a timber gate and the secure back garden. The Back garden has the benefit of a southerly aspect and has been gravelled and

terraced for ease of maintenance but offers further opportunity to be landscaped. There is a sheltered, paved terrace, offering a good deal of privacy, with external power points and wall-mounted lighting.

### SERVICES

All mains services are currently connected. Gas central heating via radiators. Full uPVC double glazing throughout. Roof mounted PV cells (solar panels). The property is a 'new build' and broadband speeds and mobile coverage are not available from Ofcom but Standard' / 'Superfast' / 'Ultrafast' broadband is available in Mole Ridge Way.

### SITUATION

24 Mole Ridge Way occupies a prime and commanding position, in a quiet, residential area, only a short walk from the centre of the traditional and popular market town of South Molton. 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 recently improved 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.

### DIRECTIONS

From South Molton Town Square, proceed in a westerly direction, following the signs to Barnstaple, into North Road, after approx. 0.1 miles, turn right signed 'Mole Ridge Way' after approx. 150 yards, No.24 will be found at the end of the road.

what3words:///natural/thrashing/heap.

### LETTINGS

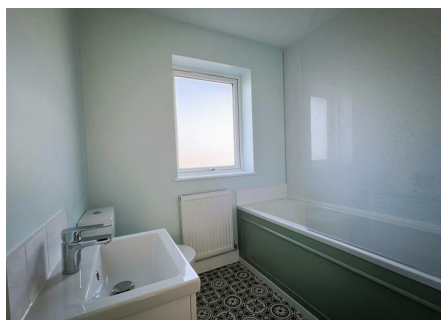
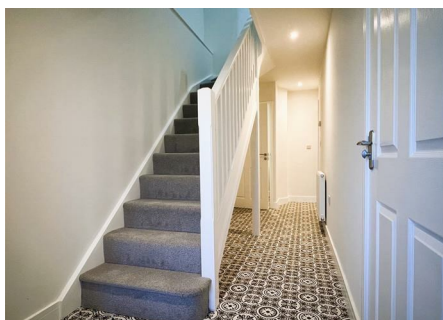
The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 6 / 12 months plus and is available IMMEDIATELY. RENT: £1,000.00 PCM exclusive of all other charges. Regrettably pets are not considered. DEPOSIT: £1,153 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). No sharers or smokers. A minimum annual gross household income of £30,000.00 is required to be considered. References required, viewings strictly through the agents.

### TENANT FEES & HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £230.00) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

### TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



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. Tenants 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.



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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	97	97
(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		