



OIRO £285,000

4 Bedroom Semi-Detached House for sale  
18 Oaktree Road, South Molton





## Overview

Nestled within the popular Honeymead Meadow development in South Molton, this immaculately presented four-bedroom semi-detached townhouse offers modern family living arranged over three well-designed floors. Boasting a contemporary style throughout and ready to move straight into, the property benefits from the remainder of an NHBC warranty-providing extra peace of mind for its next owners.



## Key Features

- MODERN 4-BEDROOM SEMI-DETACHED TOWNHOUSE
- IMMACULATEDLY PRESENTED - READY TO MOVE IN
- LARGE ENCLOSED GARDEN
- SINGLE GARAGE & DRIVEWAY
- CLOSE TO TOWN CENTER AND SCHOOLS
- REMAINDER OF NHBC WARRANTY
- EARLY VIEWING ADVISED - CALL NOW OR BOOK ONLINE (24/7)
- WHAT3WORDS///plus.fearfully.painters







Situated in the desirable Honeymead Meadow development off Nadder Lane, this immaculately presented four-bedroom semi-detached townhouse offers contemporary family living in the heart of South Molton. Arranged thoughtfully over three floors and boasting 1,036 sqft of stylishly appointed accommodation, this superb home is complete with the remainder of its NHBC warranty, ensuring peace of mind for years to come.

Step inside to find a welcoming entrance hall, complete with a cloakroom featuring a WC and wash basin for added convenience. The bright, neutrally decorated living room offers ample space to relax and unwind, enhanced by a generous understairs storage cupboard. Flowing through to the impressive kitchen/diner, discover modern cabinetry, an integrated oven, hob, dishwasher, washing machine/drier and fridge/freezer – all beautifully arranged to provide the perfect space for family gatherings or entertaining guests. Patio doors extend the living space into a large, enclosed rear garden, with rendered brick walls and panel fencing, ideal for children and pets, with a lawn and a raised patio seating area offering the perfect summer retreat.

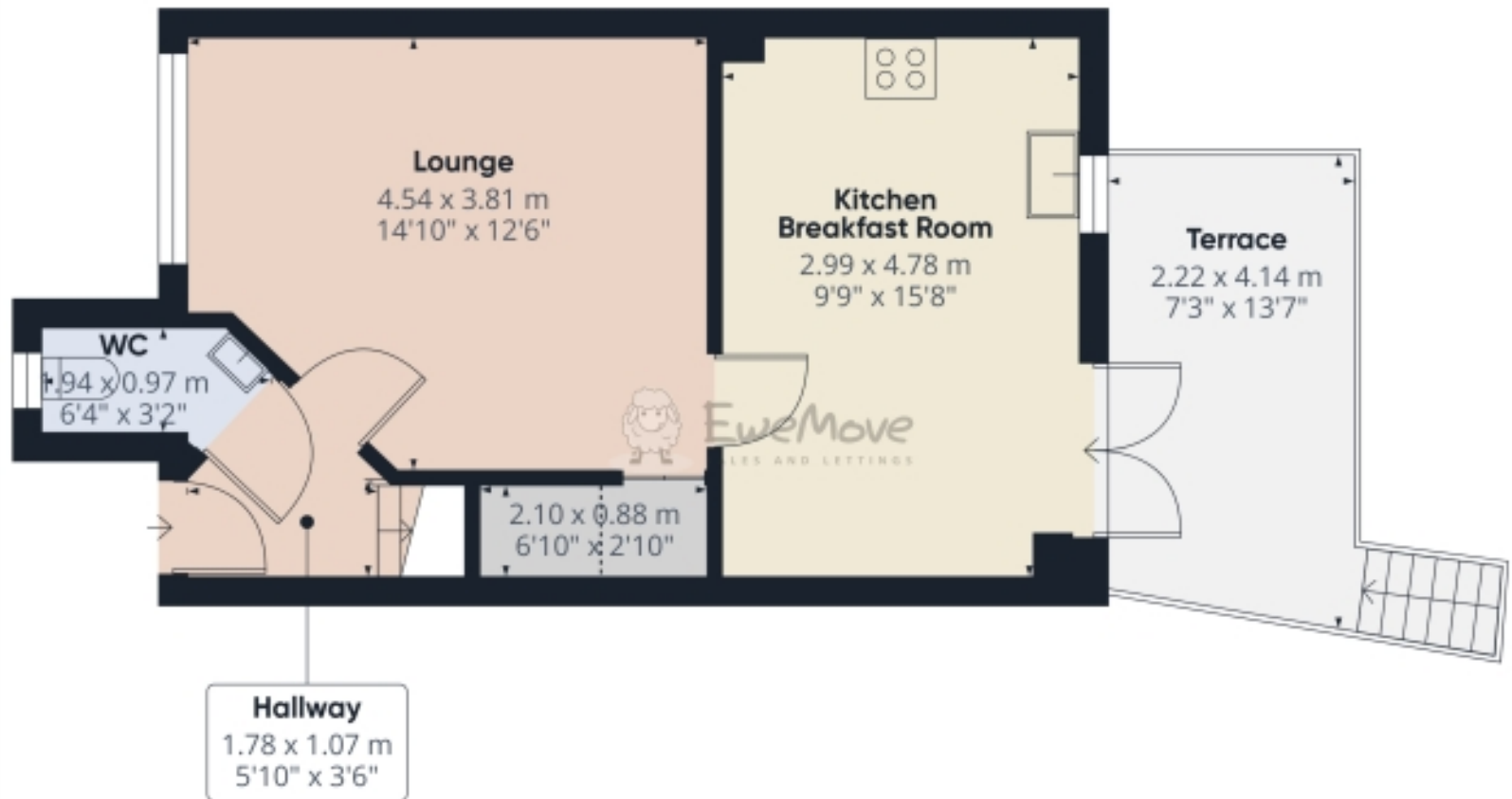
The home's first floor features a galleried landing that leads to three well-presented bedrooms and the spacious family bathroom. A private lobby area provides access to the impressive top-floor master suite, a large room enjoying dual aspect windows and plenty of natural light. The master suite benefits from a pristine en-suite shower room featuring a generous double shower cubicle.

The property also boasts exceptional practicality. A single garage with power, lighting, and an up-and-over door sits alongside private driveway parking for two cars, providing ample parking and secure storage. To the front, low-maintenance ornate stone chippings set the scene for this attractive home.

Location offers the very best of traditional market town living in South Molton, just off the A361 and a short drive (around 12 miles) from the regional centre of Barnstaple. The town enjoys a thriving sense of community with a characterful main square, twice-weekly markets, a Sainsbury's supermarket, shops, an extended Health Centre, bank, and library. Regular bus services run to Barnstaple, Tiverton and Exeter. For lovers of the outdoors, Exmoor National Park lies close by, while the stunning North Devon coast is equally accessible. Commuters can reach Tiverton in around 19 miles and are just 25 miles from the M5 and National Rail links at Tiverton Parkway.

A rare opportunity to secure a stunning, move-in ready home in one of South Molton's most sought-after developments. Early viewing is highly recommended-contact to arrange your private tour today.

# Floorplans



|                                |  |
|--------------------------------|--|
| <b>Approximate total area*</b> | 37.4 m <sup>2</sup><br>402 ft <sup>2</sup> |
| <b>Balconies and terraces</b>  | 9.9 m <sup>2</sup><br>107 ft <sup>2</sup>  |
| <b>Reduced headroom</b>        | 0.9 m <sup>2</sup><br>10 ft <sup>2</sup>   |

(1) Excluding balconies and terraces

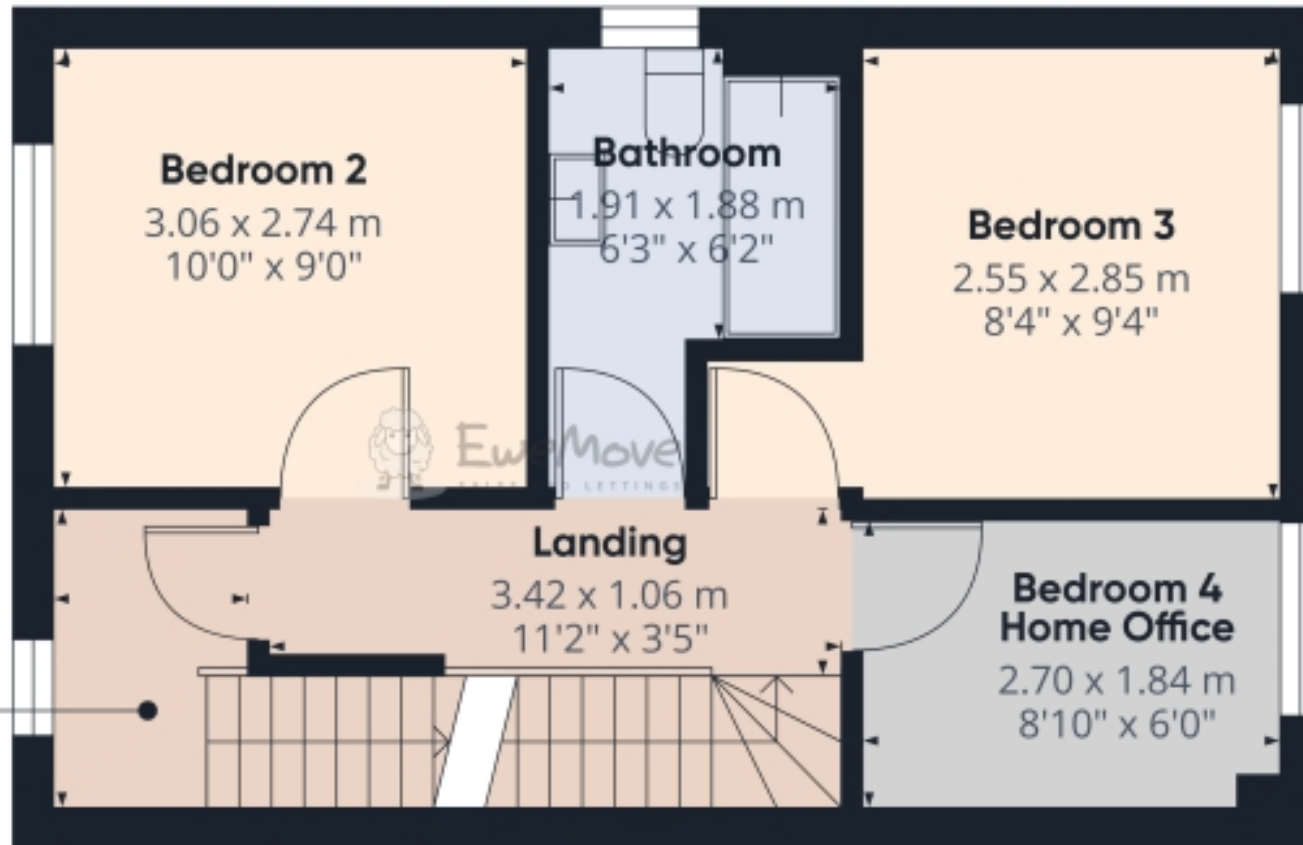
Reduced headroom  
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GRAFFE360**



# Floorplans



Approximate total area<sup>(1)</sup>

31.4 m<sup>2</sup>  
338 ft<sup>2</sup>

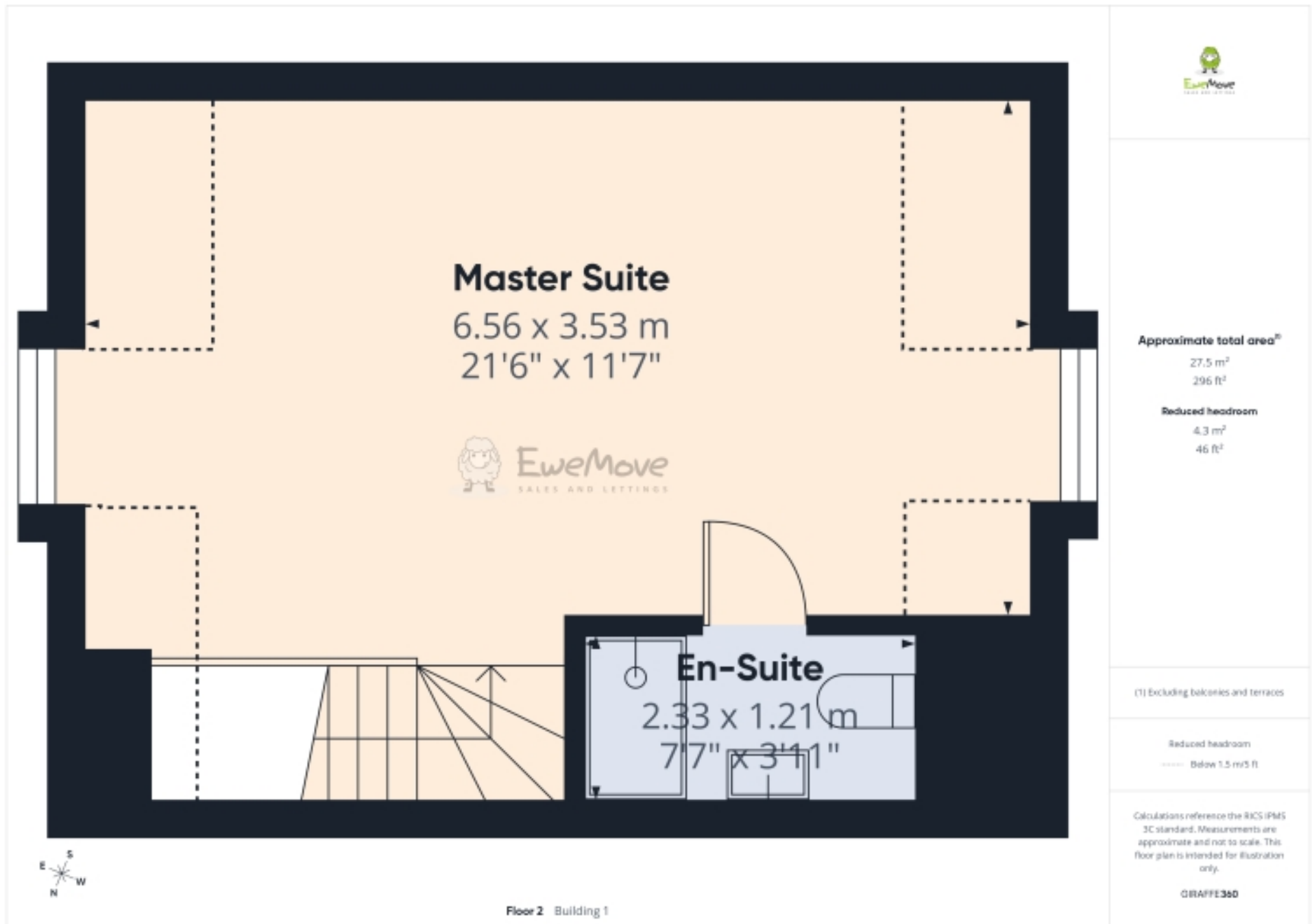
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE350



# Floorplans



EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 96 A      |
| 81-91 | B             | 86 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Marketed by EweMove South Molton

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