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Peak



### Situation

Peak is set towards 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

Believed to have been built in the 1930s and of brick cavity construction under a tiled roof, Peak is an interesting detached bungalow set in a level plot. The accommodation will be found to be well-presented throughout and has the benefit of upvc double glazed windows. There is off-street parking and a garage.

### Accommodation

A columned portico and front door leads into a HALL with boiler cupboard and doors off to all the rooms. The KITCHEN/BREAKFAST ROOM is fitted with a range of modern units with stainless steel sink unit, electric cooker point, plumbing for washing machine and space for upright fridge/freezer. The SITTING ROOM has a timber surround fireplace and tiled hearth and has a recently installed wood-burning stove. There are THREE BEDROOMS (2 doubles and 1 single) with BEDROOM 1 having a bay window, BEDROOM 2 has a range of fitted wardrobes and BEDROOM 3

is currently used as a dining room. There is a SHOWER ROOM which is fitted with a modern suite comprising a large shower cubicle with mixer shower, WC, pedestal wash basin and heated towel rail. There is also a separate CLOAKROOM with WC and wash basin.

### Outside

The bungalow is set within a level plot of enclosed gardens which are mainly laid to lawn and with a number of young planted trees. Useful outbuildings include a timber-framed SUMMERHOUSE, GREENHOUSE (8' x 6') and a timber-framed WORKSHOP/STORE with power and light attached to the rear of the single GARAGE which also has power and light. To the front of the garage there is also OFF-STREET PARKING for two vehicles.

### Services and further information

All mains services currently connected. Central heating via radiators. Mobile - Good coverage outside from all major providers (Ofcom). Broadband - Standard, superfast and ultrafast available (Ofcom).

### Viewing

Strictly by confirmed prior appointment 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 the property is immediately on the left.

What3words Ref: matrons.fizzle.computers

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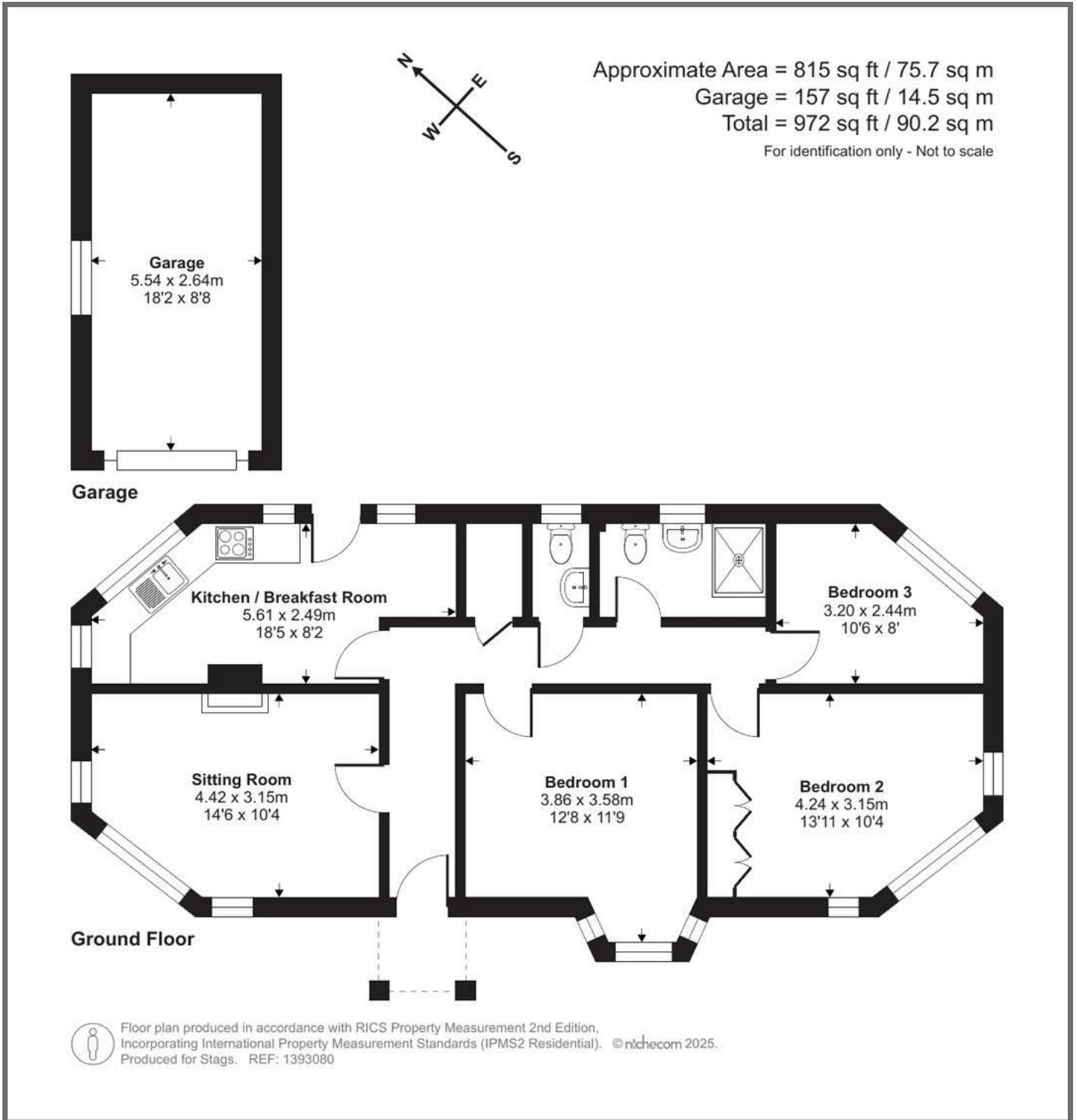
## A well-presented detached period bungalow set towards the edge of South Molton

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- Well-presented detached period bungalow
- Sitting room
- Kitchen/breakfast room
- 3 Bedrooms
- Shower room and cloakroom
- Level enclosed gardens
- Various outbuildings
- Garage and off-street parking
- Council Tax Band D
- Freehold

Guide Price £325,000





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
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Net energy-related - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

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