



Westmead







Westmead

Nadder Lane, South Molton, Devon, EX36 4HP

Barnstaple 10 miles Tiverton 18 miles

A exceptional detached bungalow set a large level plot towards the edge of town

- Superb detached bungalow set in a large level plot
- Impressively open-plan kitchen/dining room
- 4 Bedrooms (Master En-suite)
- Enclosed mature gardens
- Council Tax Band C
- Beautifully presented throughout
- Sitting Room
- Family bathroom
- Ample parking
- Freehold

Guide Price £545,000

Stags South Molton

29 The Square, South Molton, EX36 3AQ

01769 572263 | south-molton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

Situation

Westmead is set in a large plot set towards the western edge of the much sought-after 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, award-winning pannier and weekly stock markets take place.

The A361 bypasses the town and provides an excellent link to the regional centre of Barnstaple and the North Devon coast to the west and the M5 and Tiverton Parkway train station (London Paddington 1h 57m) to the east.

Description

Originally built in the 1960's, Westmead has been comprehensively renovated and extended by the current owners and is now an exceptional and contemporary family home. This detached bungalow offers versatile and well-considered accommodation with four bedrooms and considerable reception space. Vaulted ceilings give the property a bright and vibrant quality and four-pairs of double doors allow for a seamless flow to the outside. The property is complimented by pretty, well-tended, level gardens and parking for multiple vehicles.

Accommodation

A part glazed front door opens into an ENTRANCE HALL leading to a further HALLWAY with storage cupboard and access to all principal accommodation.

At the heart of the property is the stunning, triple aspect and open-plan KITCHEN/DINING ROOM with its vaulted ceiling and oak floor, and provides an impressive and contemporary family living space. The beautifully appointed KITCHEN AREA has been designed with a peninsula layout and fitted with a comprehensive range of modern white units with Silestone quartz worktop over and matching wall units, composite granite sink, large induction hob with downdraft extractor, inset electric double oven/grill, dishwasher, double height fridge/freezer and wine cooler. There is a large utility cupboard with space/plumbing for white goods and a back door leads outside. The DINING AREA offers ample space for a large table with double doors opening to the terrace and gardens beyond.

Glazed double doors flow into the elegant SITTING ROOM with stylish, inset gas fire as its focal point, double doors opening to the terrace and gardens and a further glazed door returns to the hallway.

The MASTER BEDROOM has a part vaulted ceiling and a double height glazed window and doors opening to a private, south facing terrace. There is an EN-SUITE SHOWER ROOM fitted with a modern suite. BEDROOM 2 is a large double room with an outlook over the garden and BEDROOM 3 is also a double room. BEDROOM 4 is a well-proportioned single room. The well-appointed FAMILY BATHROOM features a vaulted ceiling and is fitted with a contemporary suite and also has an airing cupboard.





Outside

Westmead is approached over a gently sloping driveway leading up to a gated entrance and a large area to the side of the bungalow that provides parking for multiple vehicles. The main gardens enjoy a southerly aspect and have been thoughtfully designed and planted, with both privacy and colour in mind. The focal point of the garden is the well-tended, large and level lawn, surrounded by planted borders. In the south-eastern corner is an area of wood chippings and three raised beds for a kitchen garden.

A south facing terrace extends along the length of the bungalow and is the perfect place for outside dining/entertaining and to enjoy the garden. On the western side of the garden, a short path leads to the hot tub, sheltered by trees and a thick evergreen hedge. The driveway is flanked by raised, planted borders and is home to a variety of mature plants and trees. There is a very useful timber-framed garden shed with slate roof.

Services & Additional Information

All mains services are currently connected. (electricity, water, gas and drainage). Gas central heating via radiators. uPVC double glazing throughout. Broadband - Standard, superfast and ultrafast available (Ofcom). Mobile phone coverage is available from the major providers (Ofcom).

Viewings

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

Directions

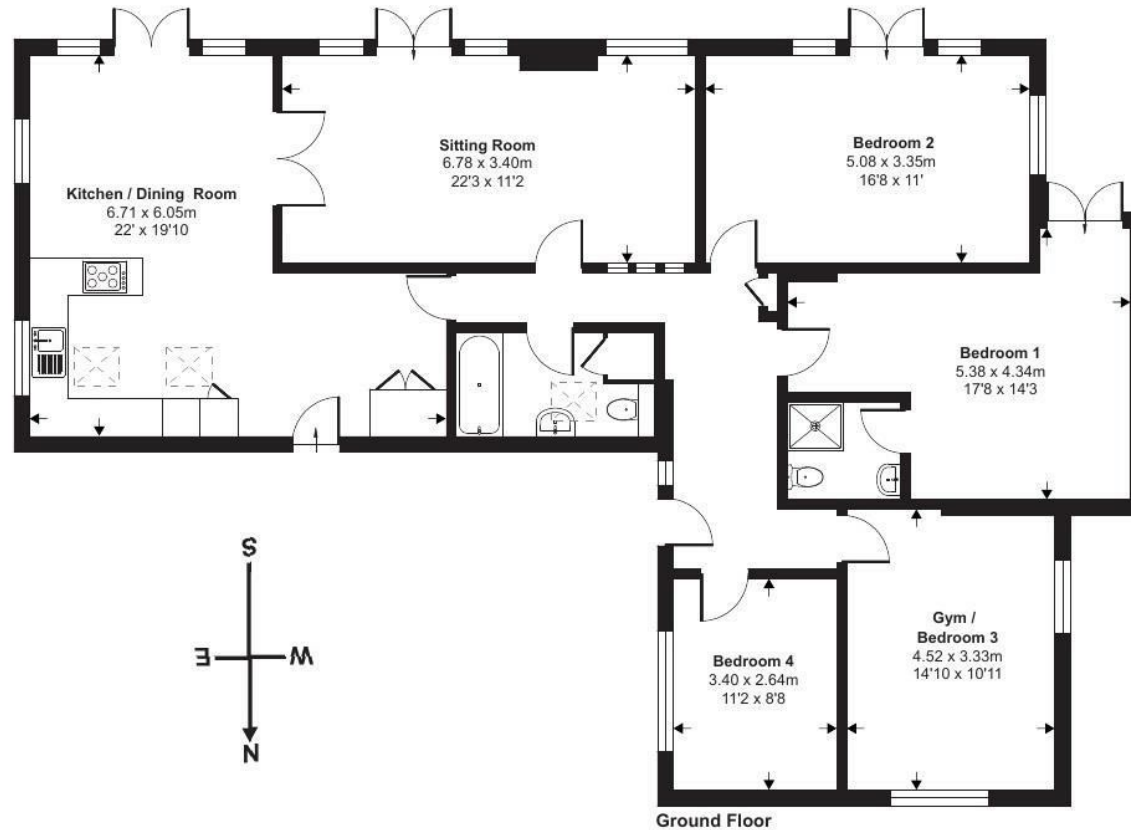
From South Molton Town Square, proceed in a westerly direction, following the signs to Barnstaple. Continue into Barnstaple Street and at the crossroads turn left into West Street signed to Chittlehampton. Continue along West Street, proceed straight across at the mini-roundabout and the driveway to the property will be found on the left, soon after the right turning to West Park.

What3words Ref: dorms.plea.scrapped



Approximate Area = 1514 sq ft / 140.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1097302.



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 plus) A		
(81-91) B		81
(69-80) C	69	
(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	



