



OIRO £300,000

3 Bedroom Detached House for sale
28 Oaktree Road, South Molton



EweMove
SALES AND LETTINGS



Overview

Presenting an immaculately maintained, double-fronted detached residence, this attractive three double bedroom home is arranged over a spacious 1,053 sqft, occupying a quiet position on the outskirts of South Molton within a popular residential area. Delivering the perfect blend of contemporary comfort and practical family living, the property is beautifully presented and ready for new owners to move straight in.

SOME IMAGES HAVE BEEN DIGITALLY STAGED



Key Features

- DETACHED DOUBLE FRONTED HOME
- 3-DOUBLE BEDROOMS
- OPEN PLAN KITCHEN / DINING ROOM
- MASTER BEDROOM WITH EN-SUITE
- LARGE PRIVATE GARDEN
- SINGLE GARAGE & DRIVEWAY
- REMAINDER OF NHBC WARRANTY
- WHAT3WORDS///condense.breakaway.stick







Positioned within a sought-after area on the edge of South Molton, this impeccably presented double-fronted detached house offers the comfort and space desired by modern families. Boasting 1,053 sqft of carefully considered living area, this three double bedroom residence promises easy everyday living alongside understated elegance.

Step into a welcoming entrance hall, where the staircase beckons you towards the upper floors while doorways on the ground floor create a fluid and functional layout. The dual-aspect living room immediately captures a sense of space and natural light, enhanced by French doors which open seamlessly onto the rear garden-perfect for both relaxed evenings and entertaining guests.

The open plan kitchen and dining room stands out for its stylish cabinetry, oak-effect worktops, and practical features including an integrated dishwasher and modern appliance spaces. Another set of French doors encourages indoor-outdoor living, leading directly to a tastefully landscaped garden with lawned and paved areas ideal for family afternoons or alfresco dining.

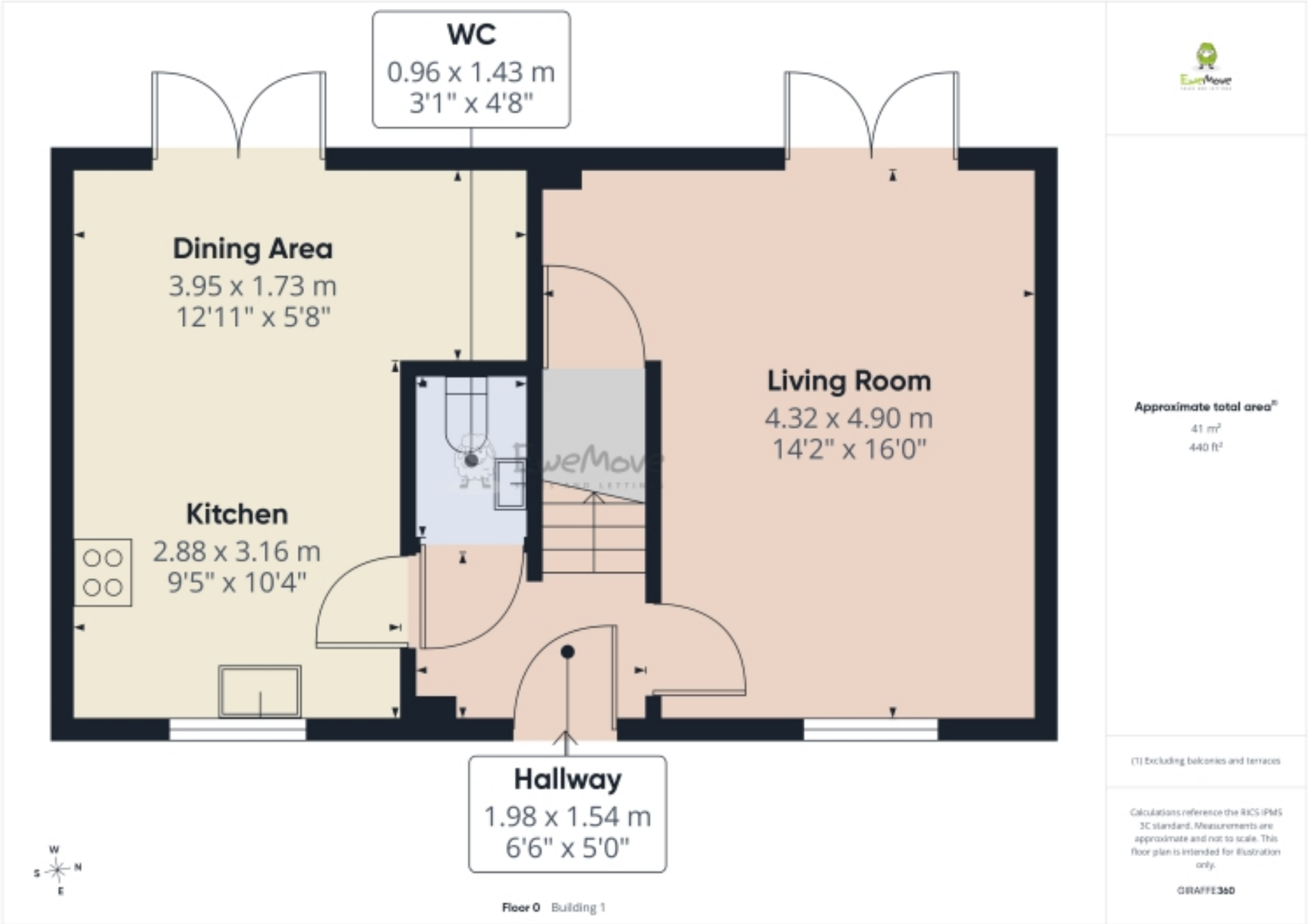
Upstairs, three well-proportioned double bedrooms await, the sizeable master enjoying its own en-suite shower room for added privacy and convenience. A generous family bathroom completes the first floor, fitted with a panelled bath, modern ceramic fixtures, and plenty of natural light.

Outdoors, this home benefits from its own garage with driveway parking in front, while neatly maintained gardens and a well-appointed patio, perfect for BBQs or peaceful evening relaxation, offer both seclusion and versatility, supplemented by useful side access.

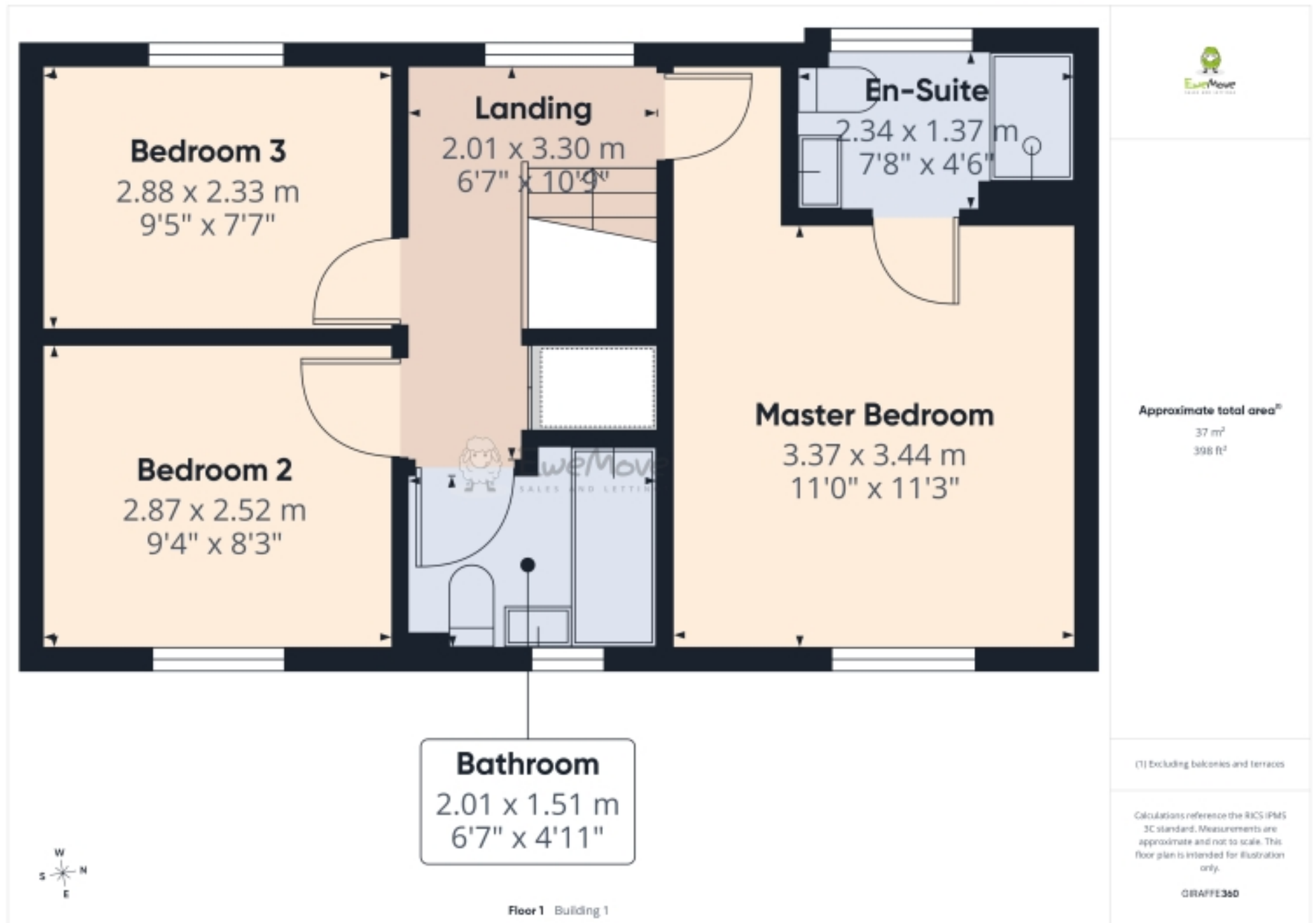
South Molton itself presents a vibrant community atmosphere, just a short walk from your doorstep. Residents will enjoy the proximity to the historic Pannier Market, renowned for artisan foods and local crafts. The town provides an impressive array of independent shops, welcoming coffee houses, respected schools, and diverse leisure amenities, creating an ideal base for both families and professionals alike. Excellent transport links, including the nearby A361, place the beautiful North Devon coastline and the lively city of Exeter within easy reach.

An exceptional opportunity not to be missed – arrange a viewing now to fully appreciate the high standard and prime location of this wonderful home.

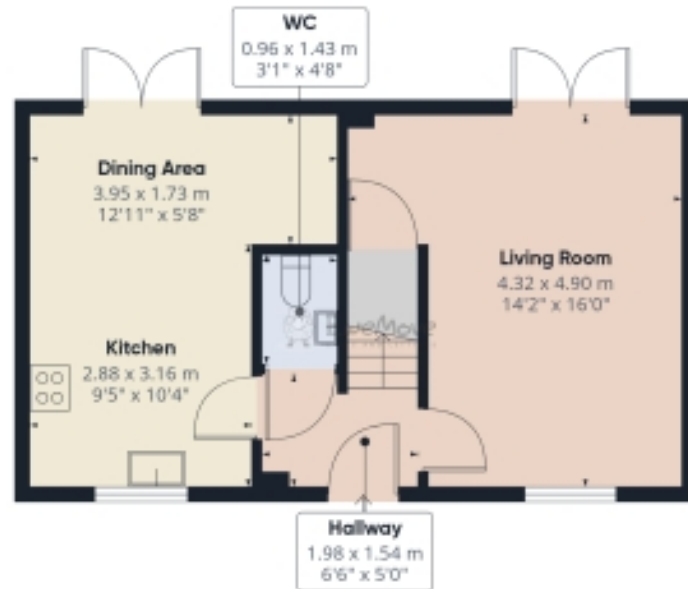
Floorplans



Floorplans



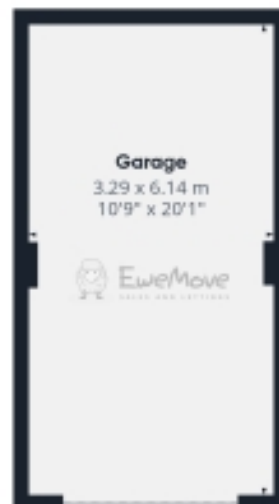
Floorplans



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
98 m²
1053 ft²

(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.

GRAFFE360

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove South Molton

01769 611 444 (24/7)
southmolton@ewemove.com

