



Offers In The Region Of £240,000

2 Bedroom Semi-Detached House for sale

24 Ash Drive, South Molton



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SALES AND LETTINGS



Overview

Set amidst a desirable and friendly neighbourhood on the edge of South Molton, this immaculate, modern two-bedroom semi-detached home combines contemporary style with exceptional comfort. Built in 2015 by the respected Elan Homes, this property offers low-maintenance living, making it a superb choice for those seeking easy modern life with a touch of sustainability-thanks to fitted solar panels.



Key Features

- IMMACULATE SEMI-DETACHED HOME
- 2-DOUBLE BEDROOMS
- SOUTH FACING GARDEN
- BESPOKE GARDEN ROOM
- PARKING FOR 2 VEHICLES
- EV CHARGER
- CLOSE TO LOCAL AMENITIES
- WHAT3WORDS: [///appoints.unlimited.merchant](https://www.what3words.com/#!/appoints.unlimited.merchant)







Nestled on the sought-after Ash Drive in South Molton, this beautifully presented two-bedroom semi-detached family home is an outstanding example of modern living, featuring immaculate interiors and a prime location ideal for families and professionals alike.

Built in 2015 by reputable HNBC-registered builders Elan Homes, the residence is thoughtfully designed to blend comfort and contemporary style with low-maintenance convenience. Arriving at the property, you are greeted by a spacious driveway capable of accommodating two vehicles, while eco-conscious buyers will appreciate the added benefit of solar panels and an EV charger.

The entrance opens to a generous lounge space-an inviting setting for relaxation, family time, or entertaining guests. The heart of the home is the impressive kitchen/breakfast room featuring stylish, modern units. Integrated oven and hob offer practicality, while ample space is provided for an American-style fridge freezer and a washing machine. The kitchen flows effortlessly into the dining area, where double patio doors bathe the space in natural sunshine and open out to the lovely, south-facing garden.

A highlight of this property is the enclosed rear garden, offering a lovely patio perfect for al fresco dining and a lawn enhanced by attractive, mature borders. At the garden's end, discover a superb garden room-ideal for use as a home office, creative studio or children's playroom-with an additional garden store for practicality.

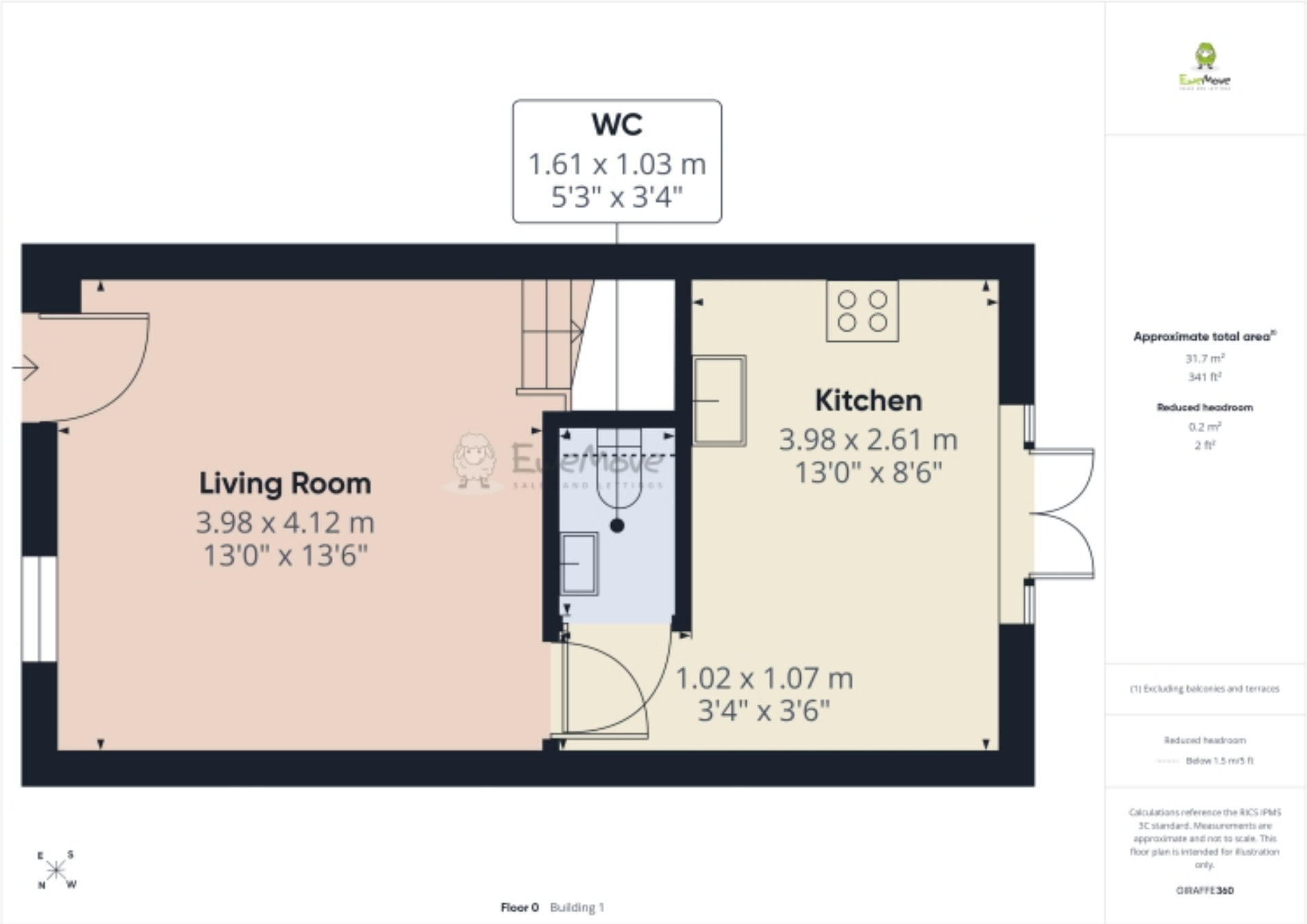
The ground floor further benefits from a convenient cloakroom, providing everyday practicality. Upstairs, two generous double bedrooms offer restful retreats with plenty of versatility for families or visiting guests, served by a sleek and contemporary family bathroom featuring both a bath and overhead shower.

Location is everything, and this home enjoys an exceptional setting near the edge of South Molton. Residents have convenient access to local independent shops, major supermarkets and the highly-praised Pannier Market-perfect for local produce and unique finds. Outstanding schools are close by, while weekend excursions beckon with the world-renowned North Devon coast (an Area of Outstanding Natural Beauty) within easy reach. For further leisure and shopping opportunities, the vibrant market town of Barnstaple lies just a short drive away.

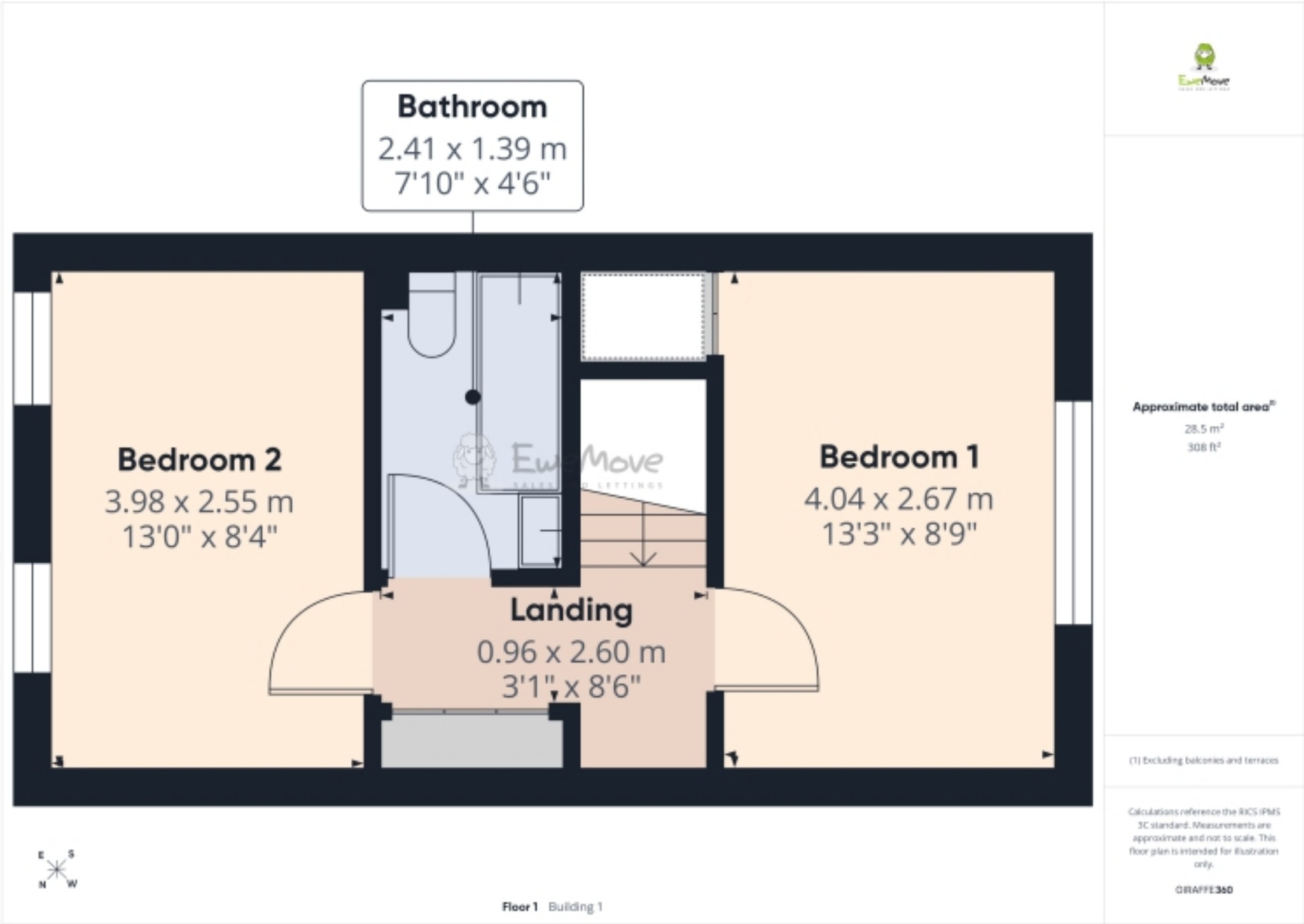
Commuters are catered for, with quick access to the A361 leading west and easy connection to the M5 (J27), placing Exeter, Taunton and wider regional attractions within swift reach.

This is truly a must-view property, ideally suited to those seeking modern comforts in an enviable location. Arrange your viewing today and see for yourself what makes this South Molton home so special.

Floorplans



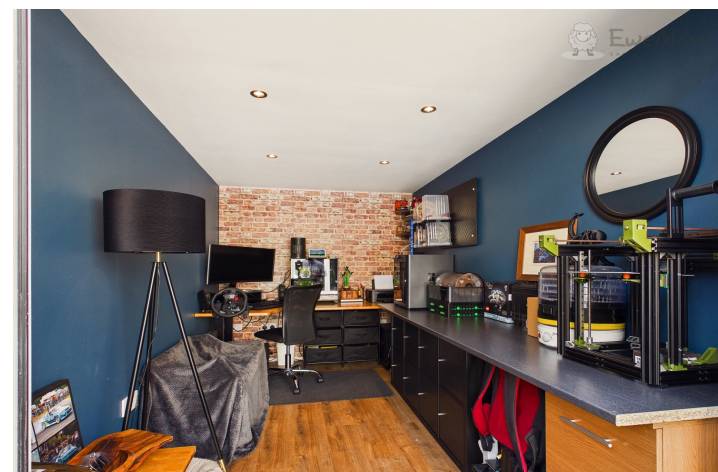
Floorplans



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 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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