



Offers In The Region Of £240,000

3 Bedroom End of Terrace House for sale  
98 Raleigh Mead, South Molton



**EweMove**  
SALES AND LETTINGS





## Overview

Welcome to 98 Raleigh Mead located within the historic market town of South Molton; this beautifully presented example of a town house is situated within the highly sort-after 'Raleigh Mead' development.



## Key Features

- CALL OR EMAIL FOR VIRTUAL TOUR
- 3-BEDROOM FAMILY HOME
- 2-BATHROOMS
- COTTAGE GARDEN
- COVERED PARKING FOR 2 VEHICLES + ADDITIONAL CURBSIDE PARKING
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- EARLY VIEWING ADVISABLE - CALL 24/7
- WHAT3WORDS///solve.chum.incomes













## ON ARRIVAL

Located within a quiet cul-de-sac and benefiting from having a dedicated carport with space for 2 vehicles and additional curbside parking directly in front of the property, this deceptively large, end terraced family home spread over three floors, boasts a king-size master suite and a further 2-double bedrooms, providing ample space for a growing family.

## MOVING INSIDE

The ground floor has been designed for modern family living, with the heart of this home being the open-plan living area, which extends into the private enclosed garden via patio doors; this space is perfect for entertaining family and friends whatever the weather.

The modern kitchen has an integrated oven & hob and space for both washing machine & dishwasher. With plenty of storage cupboards and ample work surface, so you'll soon be preparing family meals while the children are doing their homework at the dining table. The spacious lounge area, flooded with natural light and room for the largest of sofas leads outside through patio doors into the beautiful cottage garden with mature shrubs bordering a small lawn. With both patio & decked areas, this is the perfect spot for entertaining guests on summer days or those tranquil moments with a good book and a glass of wine. Completing the ground floor is a large under-stairs storage cupboard & a conveniently located cloakroom with a wc and sink.

## UPSTAIRS

The remainder of the living accommodation is spread over two floors; the first floor hosts 2 double bedrooms which are both light & airy, with bedroom 3 benefitting from a built-in wardrobe and separate airing cupboard with further storage. This floor also boasts the family bathroom providing a comfortable and versatile living space.

The 2nd-floor comprises of the king-size master-suite, with double aspect windows, an en-suite shower room, dressing area and built-in storage. There is also access to the loft space providing additional storage.



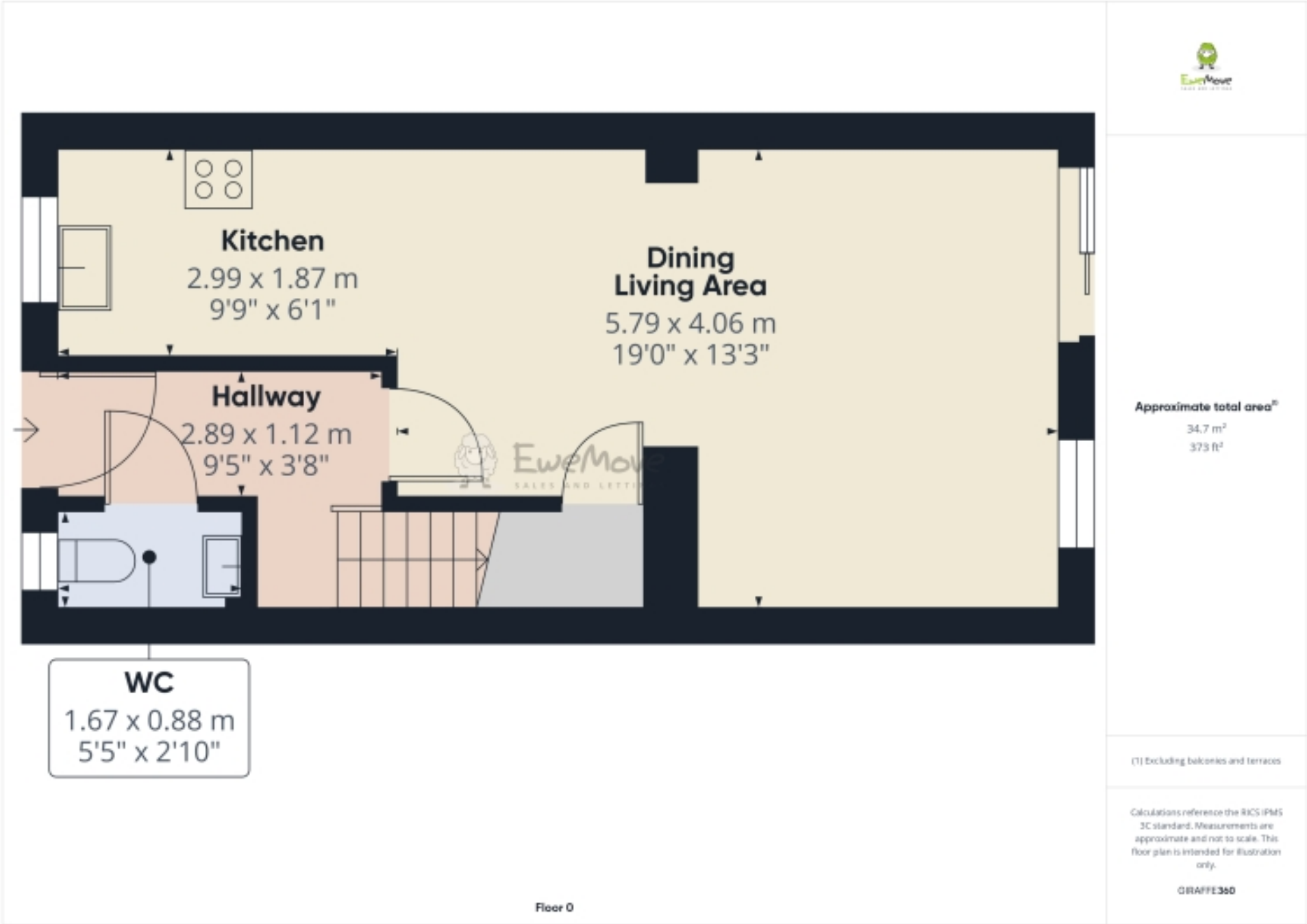
## AROUND THE LOCAL AREA

Raleigh Mead is located within a popular residential area on the edge of South Molton which provides an excellent range of shopping, lifestyle and educational facilities including the award-winning Pannier Market.

Take the A361- link road West to access the AONB of the North Devon coast and the market town of Barnstaple offering unique leisure & recreational experiences. Alternatively, head East to the M5 (J27) providing easy access to the city of Exeter or the county town of Taunton.

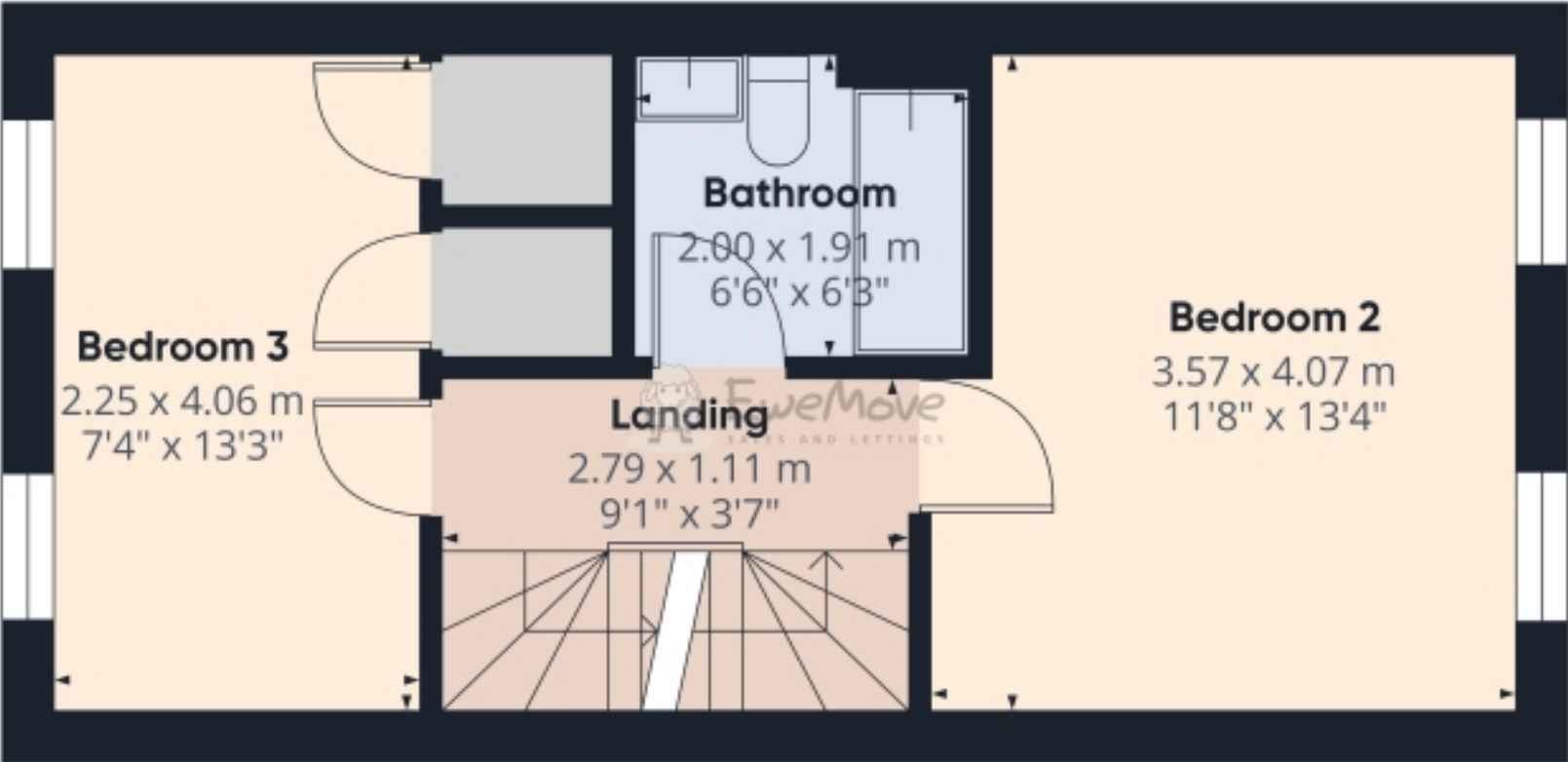


Floorplans





# Floorplans



Approximate total area<sup>(1)</sup>  
32 m<sup>2</sup>  
345 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.

GRAFFE360



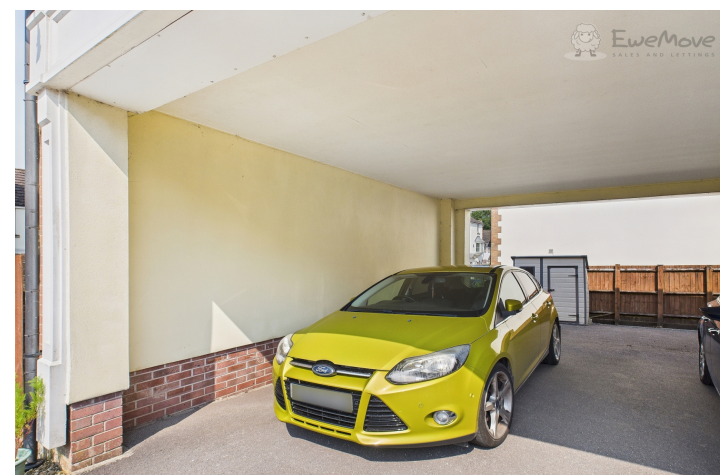
# Floorplans





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Marketed by EweMove South Molton

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