



Offers In The Region Of £350,000

4 Bedroom Detached House for sale

16 Ash Drive, South Molton





## Overview

Welcome to 16 Ash Drive located within the historic market town of South Molton.

This immaculate, executive styled, double-fronted property is set-back on a prime, quiet corner plot situated within easy reach of the town centre. Boasting 4-bedrooms (master with en-suite), this home provides ample space for your growing family or for those looking to work from home.

SOME IMAGES HAVE BEEN VIRTUALLY STAGED TO ASSIST THE BUYER



## Key Features

- MODERN 4 BEDROOM DETACHED HOME
- ENCLOSED REAR GARDEN
- SINGLE GARAGE AND DRIVEWAY
- SOLAR PANELS
- CLOSE TO THE TOWN CENTRE AND LOCAL SCHOOLS
- REMAINDER OF NHBC WARRANTY
- WHAT3WORDS ///bleaching.striving.coasted
- VIRTUAL TOUR AVAILABLE - CALL OR EMAIL













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## MOVING INSIDE

The large entrance hall welcomes you into your new home with the kitchen/dining room to your right & the living room to your left. You will also find off the hall, a spacious wc and stairs rising to the first floor.

Entering the living room, you will notice the double aspect windows flooding this room with natural light. This generous space has room for the larges of sofas and is perfect for relaxing and watching a movie with the family or curled up with a good book and a glass of wine.

However, the heart of this home is the kitchen/dining room which seamlessly extends into the private rear garden via patio doors; this space lends itself perfectly for entertaining family and friends whatever the weather. The cleverly designed kitchen not only boasts a centre island, but has a built-in double oven and hob, with space for both a dishwasher & an American style fridge/freezer. The garden and detached garage can be accessed through the utility room, with space for both washing & drying machines.

## UPSTAIRS

Moving upstairs you'll find yourself on the landing with the modern family bathroom directly in front of you, complete with bath/shower/sink and toilet. To your right is the king-size master bedroom suite, with double aspect windows overlooking the garden and the trees beyond; this room also boasts a large modern en-suite shower-room.

To your left is the second king-size bedroom, this light and airy space has double aspect windows, a built-in airing cupboard, but still retains plenty of space for additional bedroom furniture. Completing the upper floor, are a further 2 double bedrooms, either of these could provide the added benefit of being a 'Home Office'.



## IN THE GARDEN

To the rear of the property, you find a single detached garage with driveway; there is also gated access to the garden and utility room, a must when returning with the dogs after a muddy walk on the moors.

This SSW facing garden boasts not only a patio area, perfect for those summer BBQs, but a large lawn surrounded by mature shrubs and trees with plenty of space for the obligatory family trampoline.

## AROUND THE LOCAL AREA

Ash Drive 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.

## MATERIAL INFORMATION

Tenure Type: Freehold

Tenure Length: N/A

Tenure Expiry Date: N/A

Annual Ground Rent: N/A

Annual Ground Rent Review Period: N/A

Ground Rent Percentage Increase: N/A

Annual Service Charge Amount: N/A

Shared Ownership: NO

Shared Ownership Percentage: N/A

Shared Ownership Rent Amount: N/A

Shared Ownership Rent Frequency: N/A

Council Tax Band: D

Construction Type: STANDARD

Sources of Heating: MAINS SUPPLY

Sources of Electricity supply: MAINS SUPPLY

Sources of Water Supply: MAINS SUPPLY

Primary Arrangement for Sewerage: MAINS SUPPLY

Broadband Connection: UPTO 100mbps

Mobile Signal/Coverage: O2, Three, Vodafone, EE

Parking: SINGLE GARAGE & DRIVEWAY

Building Safety: SECURE

Listed Property: NO

Restrictions: NOT SURE

Private Rights of Way: NOT SURE

Public Rights of Way: NO

Flooded in Last 5 Years: NO

Sources of Risk: NOT SURE

Flood Defences: NONE

Planning Permission/Development Proposals: NONE

Entrance Location: FRONT OF PROPERTY

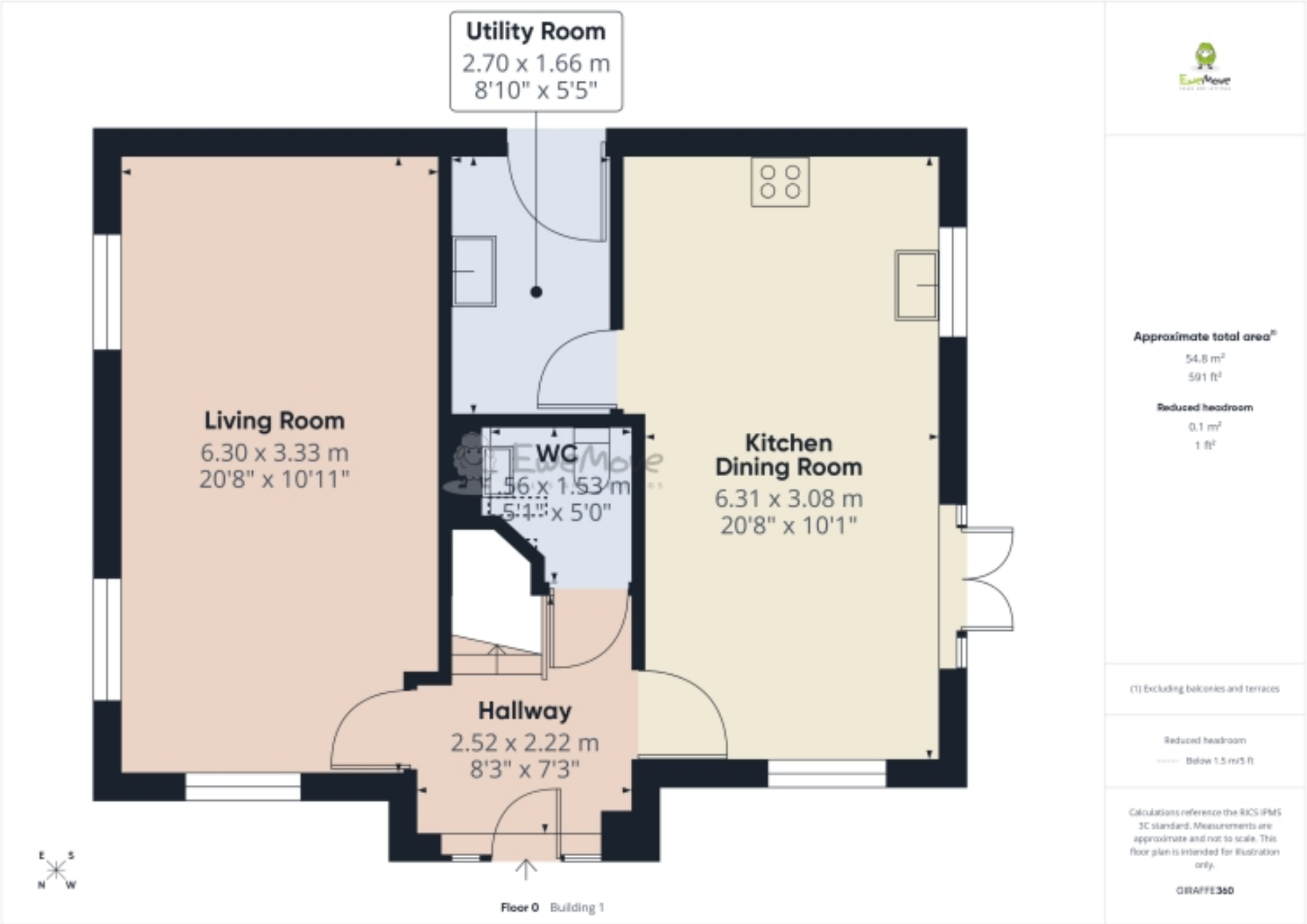
Accessibility Measures: GROUND FLOOR ONLY

Located on a Coalfield: NO

Other Mining Related Activities: NO

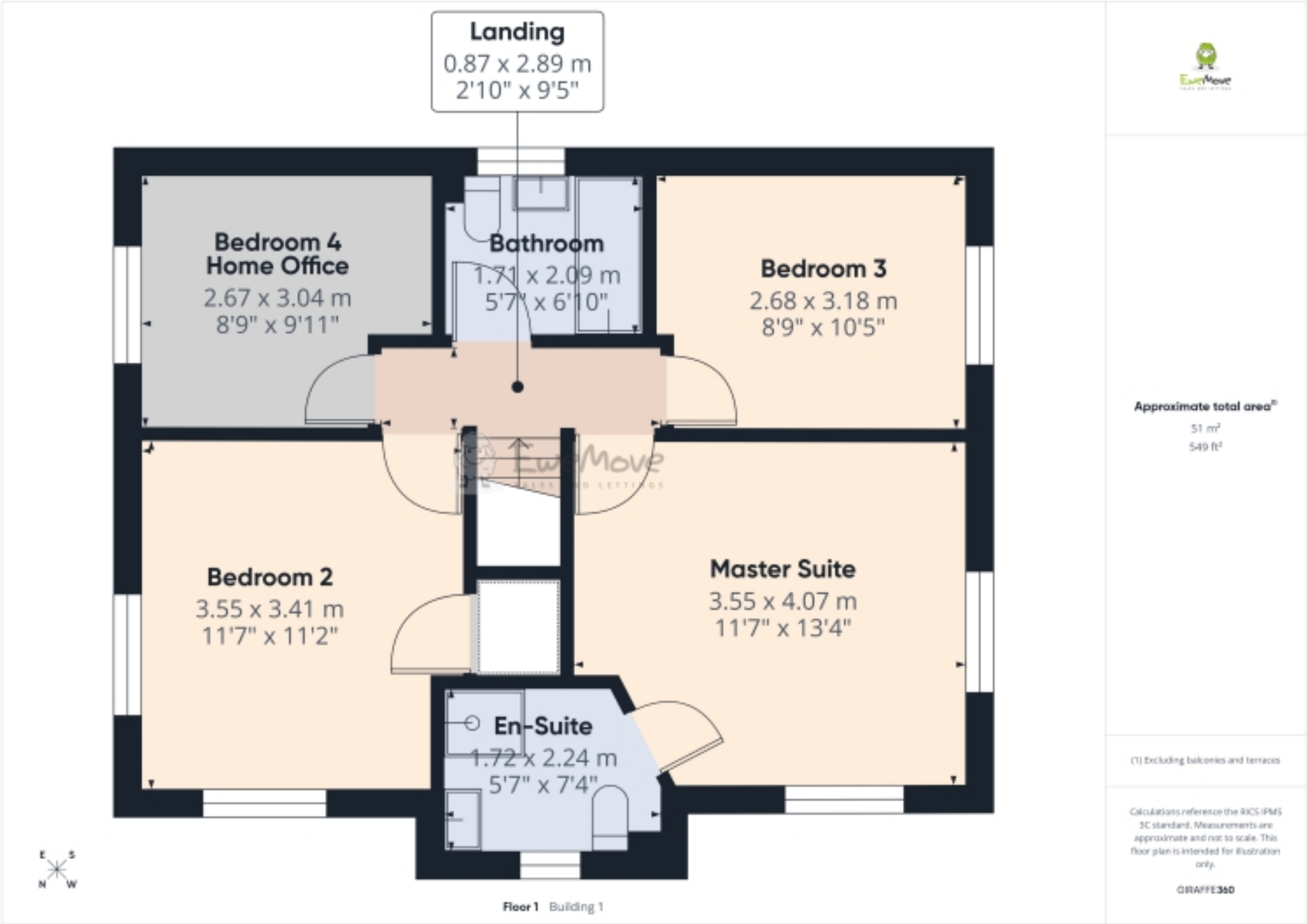


# Floorplans



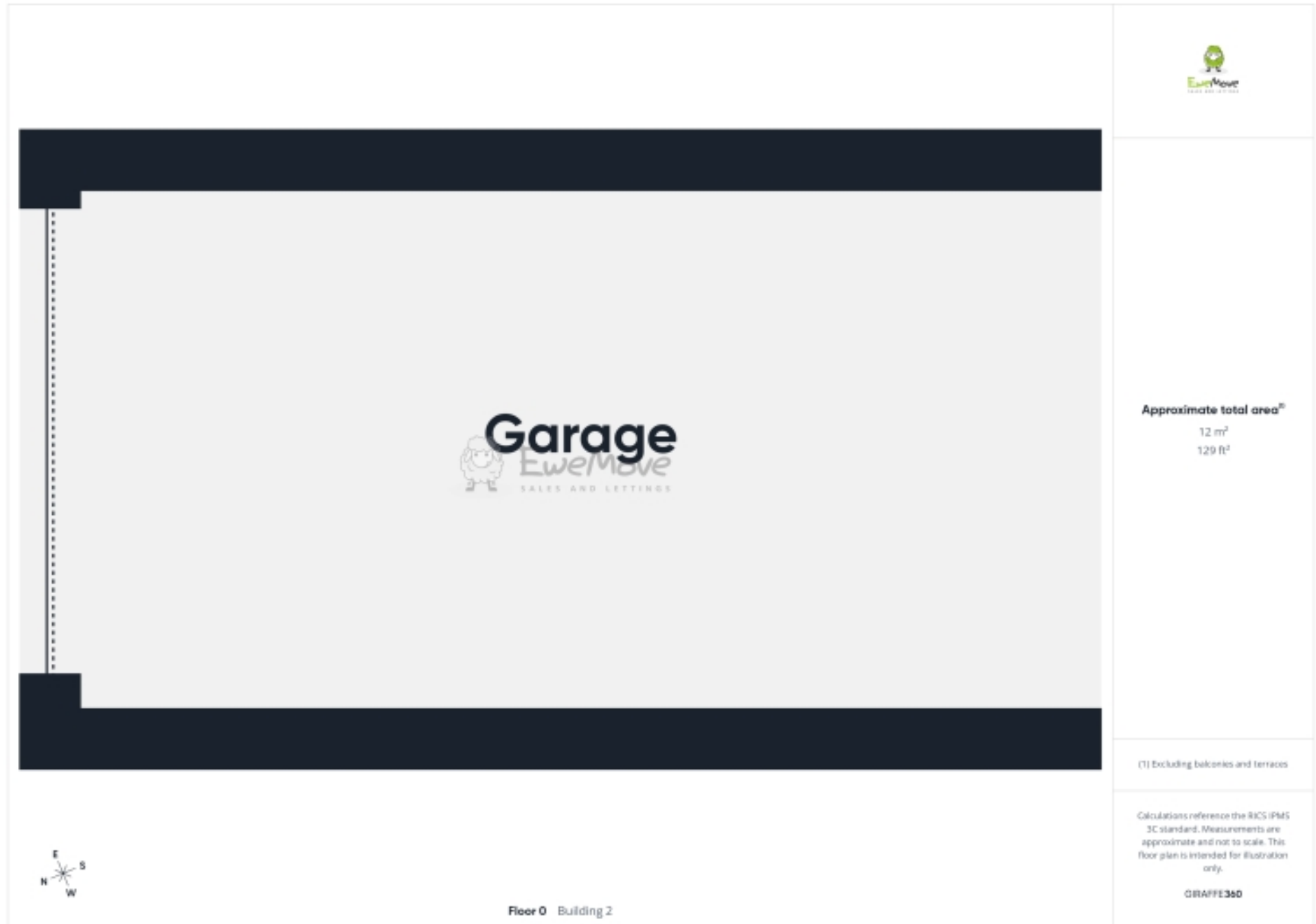


# Floorplans





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