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46 Parklands  
South Molton, EX36 4EW

A semi-detached bungalow set towards the edge of a popular market town

Barnstaple 11 miles

• Kitchen/Breakfast Room • Living Room • 3 Double Bedrooms • Shower Room • Off Street Parking • Enclosed Rear Garden • No Onward Chain •

**Guide price £194,950**

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## SITUATION

46 Parklands is located in a peaceful cul-de-sac towards the edge of the traditional market town of South Molton. Known as 'The Gateway to Exmoor', the thriving market town offers a good range of shopping, social and banking facilities and amenities including schools from infant to senior, a health centre and hospital. South Molton dates from Saxon times and has some fine buildings, interesting shops, a museum, stock market on Thursdays and a popular pannier market on Thursdays and Saturdays. The A361 (North Devon Link Road) bypasses the town and provides good access to the regional centre of Barnstaple to the west and to Tiverton and the M5 Junction 27 to the east. There is a main line railway station at Tiverton Parkway on the London Paddington line.

## DESCRIPTION

46 Parklands is a semi-detached bungalow

set within a good sized and level plot with a large, south-facing garden to the rear which is landscaped for ease of maintenance. The property is presented in good decorative order and has the benefit of mains gas central heating and double glazing throughout. The property is also available with no onward-chain.

## ACCOMMODATION

The front door leads directly into the HALL from which all rooms are accessible, there is a hanging area for coats and boiler and airing cupboards. THE LIVING ROOM features a fitted gas fire and a large panoramic bay window to the front. The KITCHEN/BREAKFAST ROOM is fitted with modern base and wall units, space for fridge/freezer, washing machine, dishwasher, cooker and dining table and doors to front and rear. The SHOWER ROOM is fitted with a modern suite incorporating WC, basin and shower





cubicle with Triton electric shower. There are THREE DOUBLE BEDROOMS with two having an outlook rear garden with the third bedroom having an outlook to the front and which could also be used as a additional reception room.

### OUTSIDE

To the front of the property is a driveway providing parking for two vehicles. The front garden has been laid to gravel for ease of maintenance and is perfect for pot plants. The large rear garden (exceeding 50ft in length) enjoys a southerly aspect and a good deal of privacy, perfect for those who enjoy spending time outside. The enclosed garden is currently paved and gravelled for ease of maintenance and there are two useful GARDEN SHEDS at the end of the garden with potential for use as a workshop.

### VIEWING

Strictly by confirmed prior appointment

please through the sole selling agents, Stags on 01769 572263.

### DIRECTIONS

From South Molton Town Square proceed into South Street and continue straight until you reach the edge of town. The turning for Parklands is the last turning on the right before leaving South Molton, Continue into Parklands, take the second left turning and No.46 will be seen after a short distance on the left marked with a sale board.

### SERVICES

All mains services currently connected. Central heating via radiators.



Approximate Gross Internal Area = 69.7 sq m / 750 sq ft

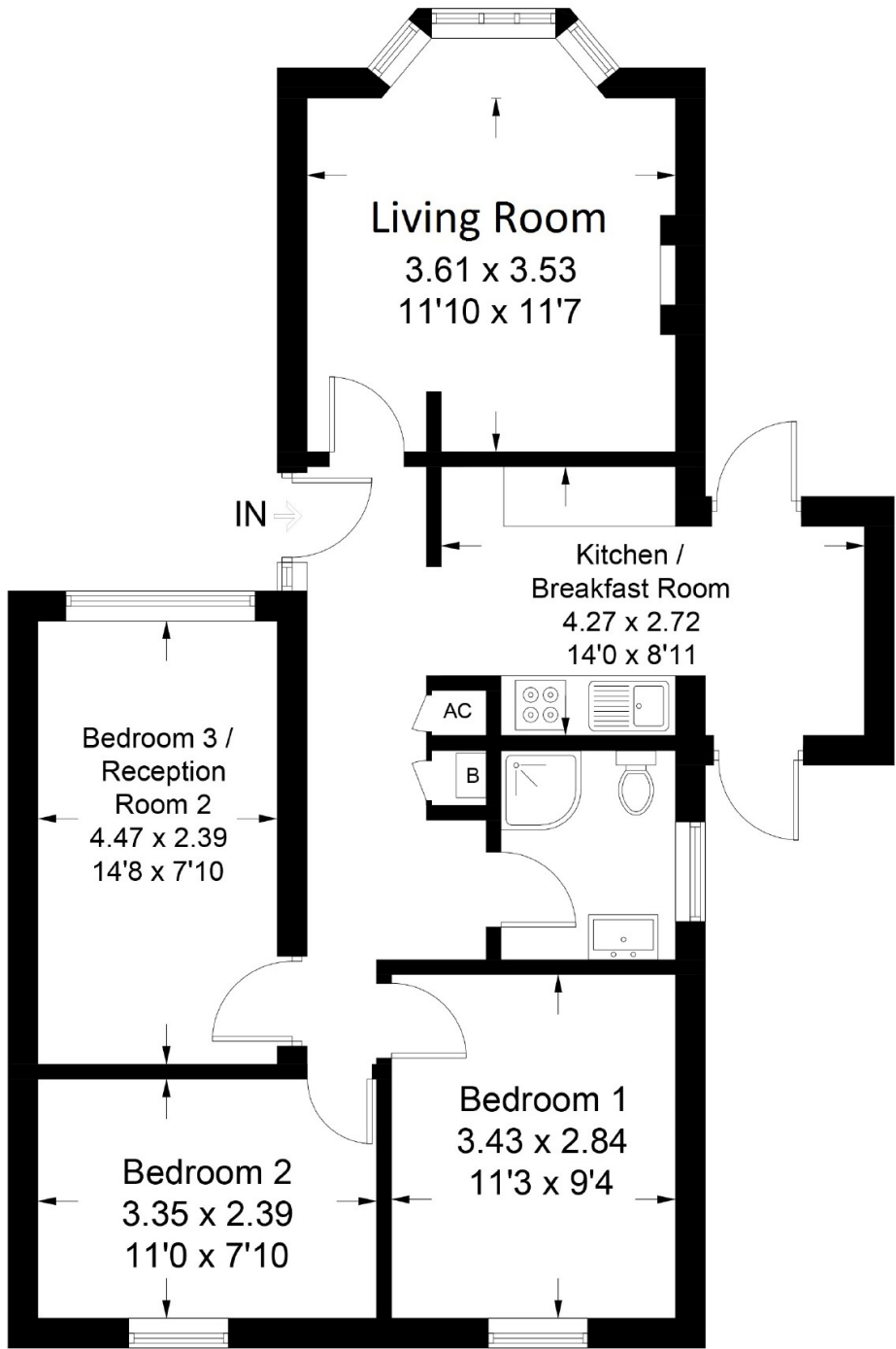


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID 394096)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	