



Bond
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Changing Lifestyles

7 Jury Park
South Molton
Devon
EX36 4DW

Offers In Excess Of: £350,000
Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

7 Jury Park, South Molton, Devon, EX36 4DW

A DELIGHTFUL DETACHED BUNGALOW WITH BEAUTIFULLY MAINTAINED GARDENS



- 3 Bedrooms

- Impressive dual-aspect Living Room - a wonderfully light & inviting space
 - Fitted Kitchen / Breakfast Room
- Family Bathroom & separate Cloakroom
 - Impeccably maintained rear garden
- Summerhouse, greenhouse & storage shed
 - Driveway parking & Single Garage
- Sought-after & peaceful cul-de-sac located on the outskirts of South Molton



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Overview

A delightful 3 Bedroom detached bungalow pleasantly positioned within a quiet and highly sought-after cul-de-sac on the outskirts of the popular market town of South Molton. Offering generously proportioned accommodation, beautifully maintained gardens, driveway parking and an adjoining single garage, this charming home presents an excellent opportunity for a wide variety of prospective purchasers.

Upon entering the property, a welcoming Entrance Hall provides access to the principal rooms. At the heart of the home is the impressive dual-aspect Living Room, a wonderfully light and inviting space with ample room for both relaxing and entertaining.

The Kitchen / Breakfast Room is fitted with a quality range of units and provides an attractive and practical space for everyday cooking, with room for informal dining.

There are 3 well-proportioned Bedrooms providing flexible accommodation that could equally lend itself to guest bedrooms, a home office or hobby room, depending upon individual requirements. A Family Bathroom and separate Cloakroom complete the internal accommodation. Further benefits include double glazing and gas fired central heating.

Outside, the property is approached over a private driveway providing off-road parking for 1 vehicle and leading to the adjoining Single Garage. Alongside the driveway is a pretty lawned front garden, creating an attractive and welcoming first impression.

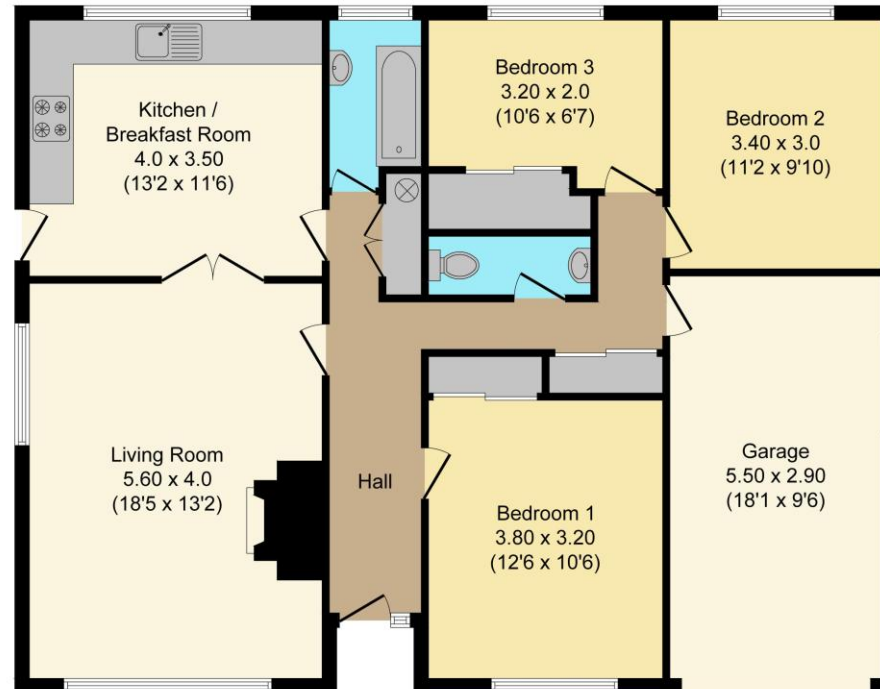
The rear garden is an outstanding feature of the property and has been impeccably maintained by the current owners. Predominantly laid to lawn and complemented by a wonderful array of colourful flowers and established shrubs, it provides a beautifully presented and inviting outdoor retreat.

A summer house offers the perfect spot in which to sit and enjoy the garden, while a greenhouse and wooden storage shed provide excellent facilities for keen gardeners. Useful pedestrian side access adds further convenience. Fully enclosed and enjoying a pleasing degree of privacy, this enchanting garden is a dream for any green-fingered purchaser, with plentiful space for gardening, outdoor dining and summer entertaining.

With its sought-after cul-de-sac setting on the outskirts of South Molton, versatile accommodation and exceptional gardens, 7 Jury Park offers all the ingredients of a comfortable and inviting home. An early viewing is warmly recommended to appreciate everything this delightful bungalow has to offer.

Council Tax Band

D - North Devon Council



Floor area 103.60 sq.m. (1115.14 sq.ft.)

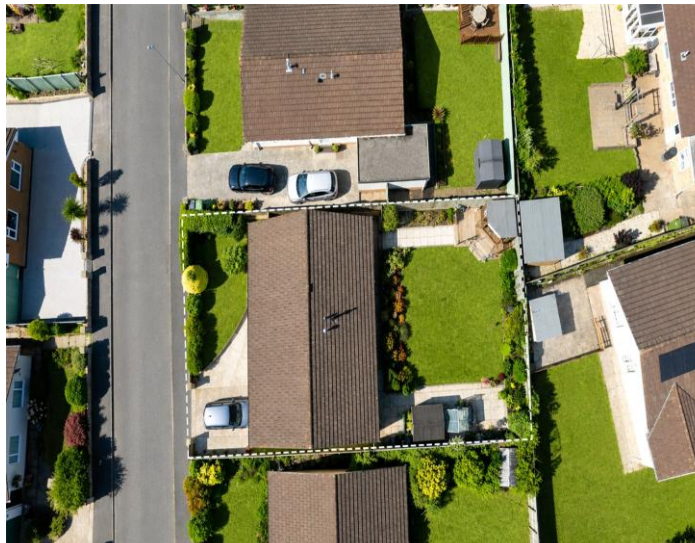
Total floor area: 103.60 sq.m. (1115.14 sq.ft.)

This floor plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [WWW.Propertybox.io](http://www.propertybox.io)





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Area Information

South Molton, the gateway to Exmoor, is formed around a pretty central square with impressive historic buildings to either side.

The town is thought to have originated in the Saxon times and has historically been one of much importance. According to historians, the town has been thriving as a market place since the earliest records and residents still celebrate the charters granted by royalty for the market every June.

Originally, much of the town's wealth is thought to come from the fact that it was an important centre of the UK's wool trade. You can find out about this and much more by taking the town Heritage Trail or by visiting the award-winning local Museum to find out more.

While the type of markets held at South Molton has changed over the years, they have kept much of their original feel and traditional markets take place twice a week in the main square. The square itself is surrounded by a number of small, independent shops, the fronts of which remain largely unchanged.

The markets are a great way to sample some of the area's acclaimed local produce, with producers offering everything from home grown vegetables, locally prepared sausages and local fish.

This local produce can also be found at the various eateries in and around the town. South Molton has really built a reputation for the quality of its cafés, the majority of which serve locally sourced food and are wonderful places to stop and refresh while exploring. They are especially welcomed by those who have spent the day on Exmoor, as the town is just on the edge of the National Park.

Directions

What3words: [///curiosity.scrubbing.command](https://www.what3words.com/curiosity-scrubbing-command)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

