



Bond
Oxborough
Phillips

Changing Lifestyles

29 Oakford Villas
North Molton
South Molton
Devon
EX36 3HN

Guide Price: £230,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

29 Oakford Villas, North Molton, South Molton, Devon, EX36 3HN

A WELL-MAINTAINED END-OF-TERRACE BUNGALOW

- 2 double Bedrooms
- Spacious, light-filled, open-plan Kitchen / Diner with direct access to the rear garden & countryside views
 - Bright & welcoming Lounge with multi-fuel burner
 - Modern Shower Room
- Sunny garden with greenhouse, garden shed & gated access
- Viewing is highly recommended to appreciate the space & setting the bungalow has to offer



Known as the 'Gateway to Exmoor', with the eastern edge of the village being less than a mile from the National Park, North Molton is a picturesque and traditional village with a thriving community.

The village has good amenities including a community shop, public house, a modern primary school, a garage, a historic church and a large sports hall/community centre. The village is just over 2 miles from the North Devon Link Road (A361) which provides a quick route to the regional centre of Barnstaple (12 miles), the M5 and the National Rail links at Tiverton (18 miles).

The busy market town of South Molton is just over 3 miles in distance and it provides a complete range of amenities including a Sainsbury's supermarket, a wide range of local shops including butchers and delis, a health centre, a twice weekly award-winning market and schools for all ages.

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Located in the sought after village of North Molton is this well-maintained 2 double Bedroom end-of-terrace bungalow offering comfortable living in a peaceful setting.

The property features a spacious, light-filled, open-plan Kitchen / Diner with direct access to the rear garden and countryside views. The Lounge is bright and welcoming, complete with a multi-fuel burner and further rural outlooks. Both Bedrooms are generous doubles with fitted wardrobes and windows overlooking the private front garden. The modern Shower Room includes a walk-in shower, vanity WC, wash hand basin, and full wall tiling.

Outside, the property benefits from a sunny, full wrap-around garden which includes lawn, gravelled and paved areas, along with a greenhouse, garden shed, outside tap and gated access.

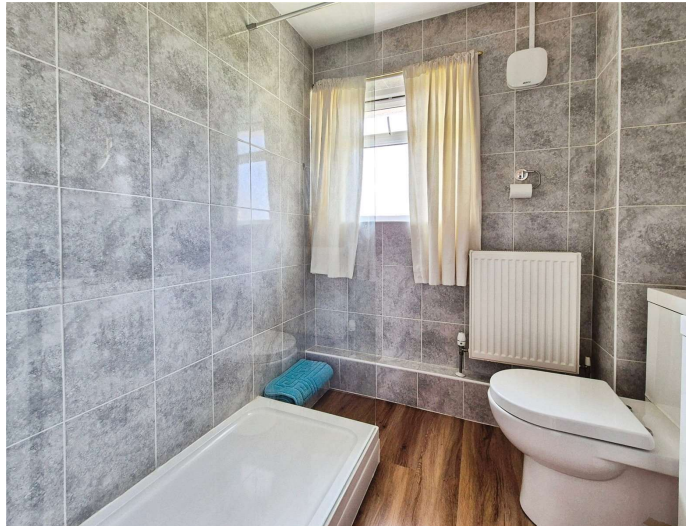
Viewing is highly recommended to appreciate the space and setting the bungalow has to offer.

Council Tax Band

A - North Devon Council

Agents Notes

The property has gas central heating which is provided by bottled gas.
Parking is located in a car park opposite the bungalow but is unallocated.



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Floor Plan
Floor area 64.6 sq.m. (695 sq.ft.)



Total floor area: 64.6 sq.m. (695 sq.ft.)

This floor plan is for illustrative purposes 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

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/cool.toads.taking>

From Barnstaple Town proceed along the A361 following signs for South Molton for approximately 10 miles. Upon reaching the roundabout, continue straight over and follow the directions for North Molton on the A361. At the next roundabout, take the first exit towards North Molton and continue along the road for approximately 3 miles entering the village. Bearing right on Fore Street, continue for a short distance turning left just before the garage into Oakford Villas. Continue for a short distance bearing left to where the bungalow will be located on your right hand side with a numberplate clearly displayed. On-road parking can be found nearby.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	31 F	
1-20	G		

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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