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WINSOR MEADOW, NORTH MOLTON, DEVON

# Plot 14 Winsor Meadow North Molton, Devon, EX36 3HL

*South Molton 3 miles; Barnstaple 13 miles; Tiverton 21 miles*

A smart three bedroomed detached new build house with parking, garage and a front garden, tucked away in a quiet new development.  
Completion Summer2022

**Guide Price £295,000**

## DESCRIPTION

Winsor Meadow, an exciting select development of New Homes on the edge of North Molton, with views to Exmoor National Park. The property will be issued with a 10 year warranty, provider to be confirmed.

## ACCOMMODATION

This detached family home boasts spacious accommodation. The ground floor accommodation comprises a welcoming entrance hall with stairs rising to the first floor. A door to the right leads through to the spacious lounge and then flows through to the kitchen diner with patio doors leading out to the rear. Completing the ground floor is a cloakroom with WC. To the first floor are two double bedrooms, a single bedroom and a family bathroom. Externally there is the added benefit of parking, a garage and front garden.

*For the accommodation layout and dimensions please refer to the attached floor plan.*

## SITUATION

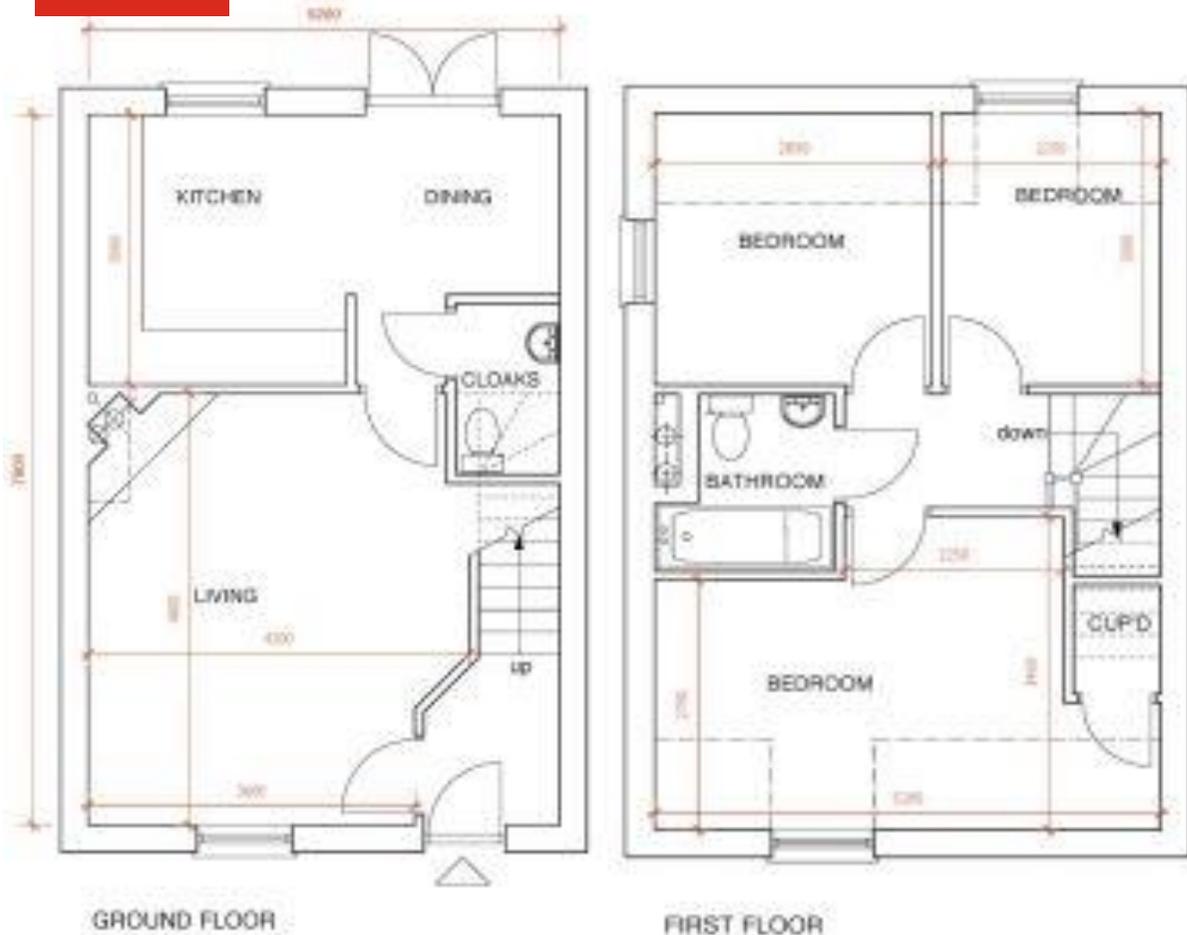
The site enjoys an elevated position on the edge of the village just a short distance from the heart of North



REAR ELEVATION

Molton, overlooking the surrounding unspoilt countryside towards the Exmoor National Park. The village is known as 'the gateway to Exmoor' and offers a well-regarded local primary school, general store/post office, two public houses, a sports club, parish church, Methodist Chapel, hairdresser's and a garage. North Molton is a traditional Devon village which winds its way down to the river Mole and is only a mile or so from the Exmoor National Park with its many beauty spots nearby and providing traditional riding, hunting and sporting pursuits. The bustling market town of South Molton lies only some 3.5 miles to the south providing an excellent range of everyday services including shops, primary and secondary

schools, restaurants and banks, together with a Sainsbury's supermarket, two health centres, recreational facilities and a cottage hospital. From South Molton the A361 North Devon link road provides access to the larger regional centre of Barnstaple as well as Tiverton and the M5 motorway (Junction 27). Mainline intercity rail links are available at Tiverton Parkway (London Paddington approx. 2 hours) with international airports at Exeter and Bristol. The north coast is easily accessible with lovely sandy beaches at Instow, Saunton Sands, Croyde Bay, Putsborough and Woolacombe.



## SERVICES

We understand mains water, electricity and drainage are connected to the property.

## DIRECTIONS

From the Square in South Molton head eastwards and then turn left into Station Road, continuing straight on until reaching the A361 North Devon Link road. Cross the A361 and continue for just over 2 miles. Upon entering the village of North Molton follow the road, passing the school and the garage and take the next turning on the right hand side, whereupon the entrance to the site can be seen on the left hand side situated beyond the porta cabin and denoted by the agents for sale sign.

## Viewing

Strictly by appointment with the Agents Greenslade Taylor Hunt. 23 Broad Street, South Molton, Devon, EX36 3AQ

Email: [residential.southmolton@gth.net](mailto:residential.southmolton@gth.net)

Tel: 01769 574500 | Ref: STM180109

## IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.