

STAGS

# 24 Mole Ridge Way, South Molton, Devon EX36 3BE

**A modern, beautifully appointed town house, with gardens, garage and parking. The accommodation comprises of a large entrance hall, utility room, sitting room, kitchen/dining room, 3 bedrooms (master en-suite), family bathroom and 2 cloakrooms. EPC Band A.**

A short walk from South Molton Town Square | Barnstaple 10 miles | Tiverton 18 miles

• Modern Family Home • Kitchen/Dining Room (with juliet balcony) • Private Garden, Garage & Off Road Parking • Gas-fired Central Heating • Available January 2027 • 12+ months • A pet considered subject to vetting • Deposit £1269 • Council Tax Band C • Tenant Fees Apply

## £1,100 Per Calendar Month

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## THE PROPERTY COMPRISES
Paved path to composite front door giving access to:

## HALLWAY
Set within a covered porch, the part glazed front door opens into the bright and welcoming HALLWAY, this exceptionally spacious area provides a large storage space, that could be enclosed or adapted in its application, cupboard with combi-boiler and separate storage cupboard beneath and staircase leading up. Tile effect vinyl flooring. Smoke alarm. Carbon monoxide alarm.

## UTILITY ROOM
Fitted with a range of contemporary, grey units, worktop with inset stainless-steel sink/drainer and space for white goods. Door to:

## INTEGRAL GARAGE
Integral GARAGE (18'5"), with electric roller door and photovoltaic system (for roof-mounted PV cells).

## CLOAKROOM
CLOAKROOM with WC and basin.

## FIRST FLOOR LANDING
Fitted carpet. Smoke alarm.

## SITTING ROOM
Features a wall-mounted, electric fire as it's focal point and large, sliding doors opening to the enclosed rear terrace and back garden beyond.

## KITCHEN/DINING ROOM
The KITCHEN / DINING ROOM is fitted with a stylish and comprehensive range of units in grey, with light worktop over and matching wall units, stainless steel sink/drainer, inset Lamorna, gas hob with extractor hood over, separate, electric fan oven/grill and space for freestanding white goods. The dining area has double doors opening to a Juliet balcony.

## CLOAKROOM
CLOAKROOM with basin and WC. Storage cupboard on landing.

## SECOND FLOOR LANDING
Storage cupboard. Fitted carpet. Smoke alarm.

## MASTER BEDROOM
The MASTER BEDROOM has the benefit on an EN-SUITE SHOWER ROOM with 'rainfall' shower, basin, WC and heated towel rail.

## BEDROOM 2
Double bedroom. Fitted carpet.

## BEDROOM 3
Single room, but would provide a perfect office/study. Fitted carpet.

## FAMILY BATHROOM
Furnished with a white suite, comprising; Panelled bath with shower over, pedestal basin and WC.

## OUTSIDE
To the front the property is driveway parking, with an area of lawn and steps to the side, leading to a timber gate and the secure back garden. The Back garden has the benefit of a southerly aspect and has been gravelled and terraced for ease of maintenance but offers further opportunity to be landscaped. There is a sheltered, paved terrace, offering a good deal of privacy, with external power points and wall-mounted lighting.

## SITUATION
24 Mole Ridge Way occupies a prime and commanding position, in a quiet, residential area, only a short walk from the centre of the traditional and popular market town of South Molton. The town offers a comprehensive range of amenities, including schooling from nursery to secondary level, Sainsbury's supermarket, Post Office, banking facilities, pubs, cafes and an abundance of independent and artisan shops. The town also bustles when the popular twice weekly pannier and weekly stock markets take place.
The recently improved A361 bypasses the town and provides brisk passage to Barnstaple and the North Devon coast to the west and the M5 and Tiverton Parkway train station (London Paddington 1h 57m) to the east.

## DIRECTIONS
From South Molton Town Square, proceed in a westerly direction, following the signs to Barnstaple, into North Road, after approx. 0.1 miles, turn right signed 'Mole Ridge Way' after approx. 150 yards, No.24 will be found at the end of the road.
what3words///natural/thrashing/heap.

## SERVICES
Electric - Mains connected with supplemental roof mounted PV cells (solar panels).
Drainage - Mains connected
Water - Mains connected
Gas - Mains connected
Heating - Gas Central Heating
Ofcom predicted broadband services - Standard: Download 20 Mbps, Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps. Ultrafast: Download 1800 Mbps, Upload 220 Mbps.
Ofcom predicted mobile coverage for voice and data: O2 - good outdoors and variable in home. EE, Three and Vodafone - good outdoors.
Local Authority: Council tax band C

Example 2;

Electric - Mains connected
Drainage - Private drainage via septic tank. The tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy.
Shared private water- £-- per calendar month payable to the landlord for water.
Heating -
Ofcom predicted broadband services - Standard: Download -- Mbps, Upload -Mbps. Superfast: Download -- Mbps, Upload -- Mbps
Ofcom predicted mobile coverage for voice and data: Internal - EE & O2. External - EE, Three, O2 and Vodafone.
Local Authority: Council tax band D

## LETTINGS
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1100.00 pcm exclusive of all charges. DEPOSIT: £1269.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). A minimum annual gross household income of £33,000.00 is required to be considered. References required, viewings strictly through the agents.
A pet may be considered at this property subject to a vetting application.

## TENANT FEES & HOLDING DEPOSIT
This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit of £253.00 (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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