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## Ash Mill, South Molton, EX36 4QW

A striking new-build three bedroom bungalow, with High-End finishes and stunning rural surroundings. No onward chain.

**Winkworth**

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## DESCRIPTION:

A stunning brand-new three-bedroom detached bungalow, located in the picturesque village of Ash Mill near South Molton. Designed with modern living in mind, this beautifully finished home features an impressive open-plan kitchen/living area with vaulted ceilings, a feature woodburner, and bi-fold doors that open out to a large, fully enclosed rear garden—perfect for indoor-outdoor living.

The high-spec kitchen includes integrated appliances, a Rangemaster cooker, and a breakfast bar seating area. A separate utility room offers additional storage and space for both a washing machine and dryer.

All three bedrooms are generously sized doubles. The master bedroom benefits from a built-in double wardrobe and a stylish en-suite shower room, while bedrooms two and three also offer ample space and flexibility. A modern family bathroom completes the accommodation.

## OUTSIDE:

Externally, the property enjoys plenty of off-road parking via a private driveway, along with a spacious front and rear garden ideal for families, entertaining, or simply enjoying the peaceful surroundings.

NB: Should you require additional land beyond what is included with the property, the owners are open to discussions regarding the surrounding land. Any such arrangement would be subject to separate negotiation.

No Onward Chain.

Council Tax: Band D - North Devon

Services: Mains water and electricity. Air source heat pump. Private drainage installed in 2023.

Broadband: Ultrafast Full Fibre Broadband Available Within This Postcode, Fibre to the premises

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:- Using the what3words app, search:-  
chairing.display.cycled

**PLEASE NOTE:** Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25.00 is levied for each verification undertaken.





### AT A GLANCE:

Brand new bungalow

Open plan living

Modern kitchen with built in appliances

Sitting room with vaulted ceilings and woodburner

Master bedroom with ensuite

Two further double bedrooms

Modern bathroom with shower over the bath

Plenty of off-road parking

Rural location

### PROPERTY INFORMATION:

Freehold

Council tax Band: D

Mains electric, gas, water and drainage.

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

Current	Potential
85 B	94 A

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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