



Exmoor View

South Molton | North Devon | EX36 3BD



BY DESIGN

Key Features

- Two Double Bedrooms
- Semi-Detached
- Corner of Cul de Sac
- Extended to Rear
- Own Drive
- Garage
- Smart Kitchen
- Walk to Town Centre
- Enclosed Private Garden
- Ideal First time Home



About

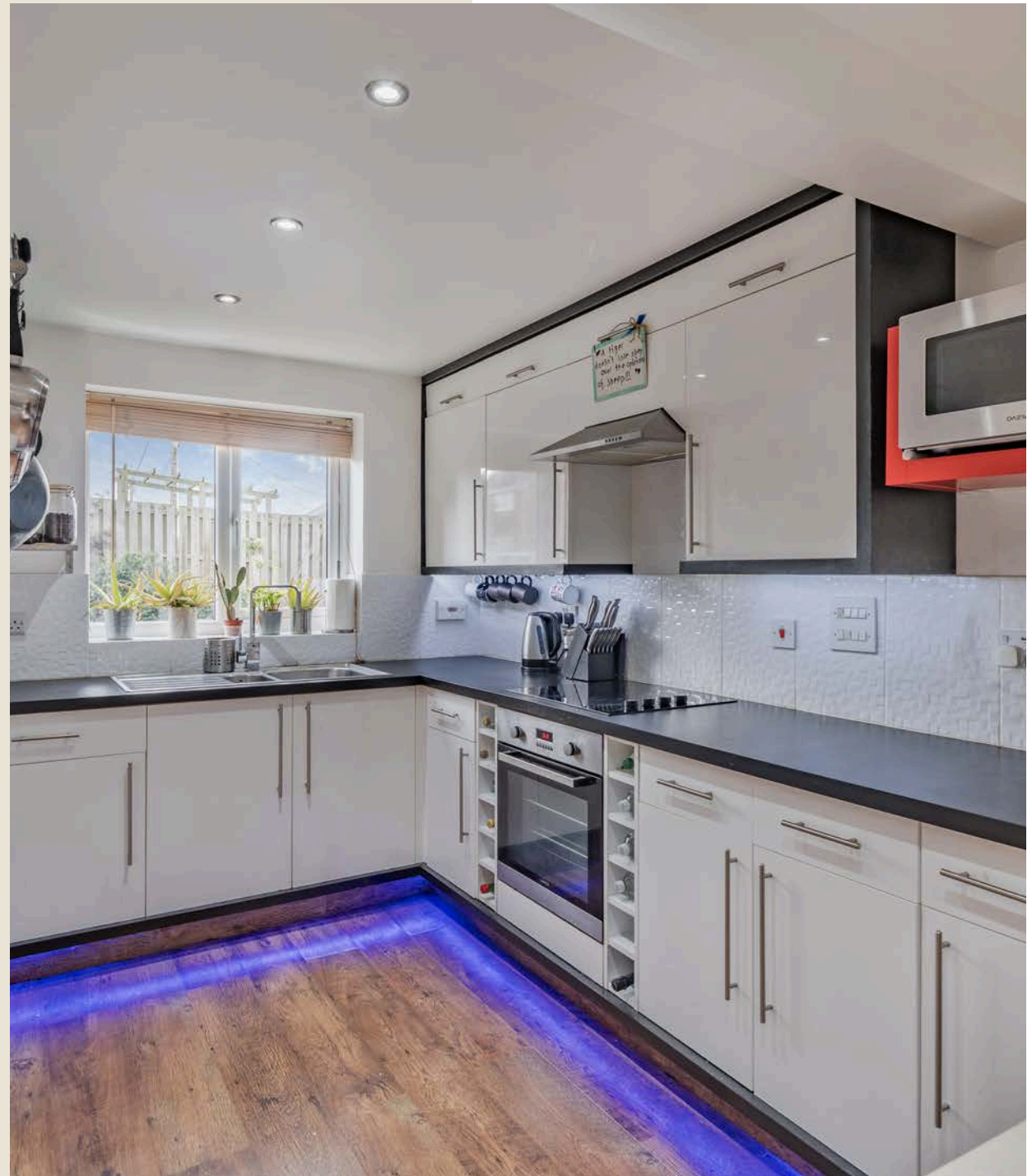
From first steps to fresh starts, a home that adapts

Exmoor View is more than an address; it is an invitation to begin again. For the first-time buyer, it offers a perfect opening chapter, where fresh décor and light-filled rooms carry the promise of independence and belonging. For the downsizer, it is a return to simplicity — a home where life flows easily, free from burden yet full of warmth.

Set in a peaceful cul-de-sac, with its private garden, garage, and modern comforts, this home balances practicality with quiet charm. Just a short stroll away, South Molton's artisan cafés, independent shops, and bustling market square add colour and community to daily life.

And when evening falls, the glow from its windows feels like a quiet promise — a sanctuary and a springboard, ready to hold your story and open doors to new beginnings.

With good transport links, nearby schools, and the wild beauty of Exmoor on your doorstep, Exmoor View is as connected as it is calm. Whether you are starting out, starting afresh, or looking for a North Devon retreat, it is a home ready to shape itself around you.





Outside

Outside, Exmoor View enjoys a peaceful setting within a quiet residential cul-de-sac, where the sense of calm is immediate. To the front and side, a neat driveway leads to the single garage, providing both off-road parking and useful storage. The frontage is well kept and easy to maintain, offering a smart first impression.

At the rear, the garden is private and manageable — ideal for relaxed evenings, weekend barbecues, or a touch of planting for those with green fingers. Its proportions make it practical without being demanding, giving you space to enjoy the seasons without the burden of heavy upkeep.

Framed by neighbouring homes of similar quality, the outlook is one of security and community.

Whether you're starting out or downsizing, the outside spaces at Exmoor View offer both convenience and the promise of time well spent.



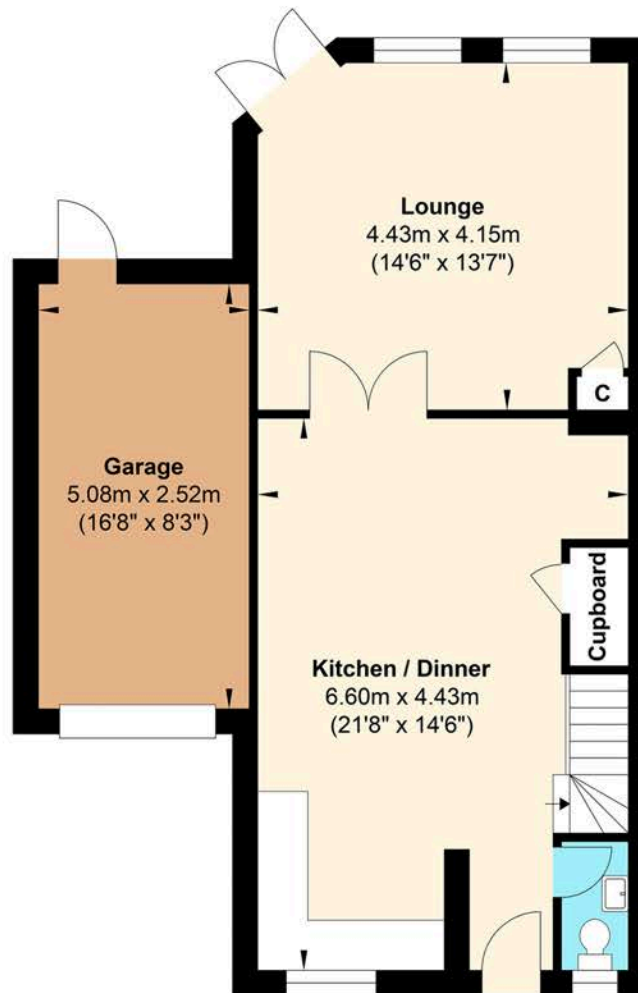
Exmoor View

NOTES & SERVICES

- EPC Rating: C
- Tenure: Freehold
- Council Tax Band: B
- Local Authority: North Devon District Council
- Services: Main Connected
- Broadband: Check via <https://checker.ofcom.org.uk>
- Viewing strictly by appointment

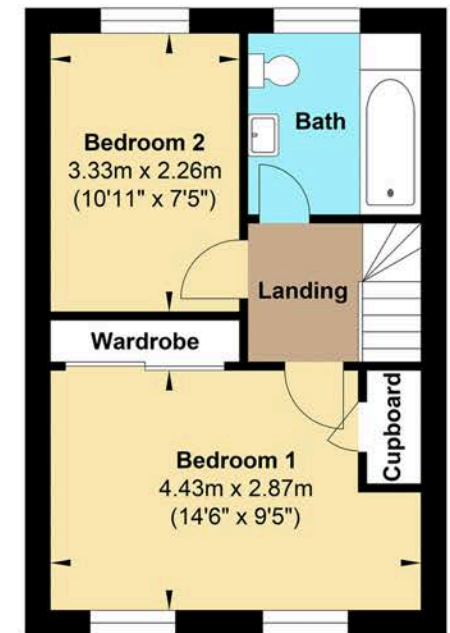
DISCLAIMERS

These particulars are for guidance only and do not form part of any offer or contract. All descriptions, dimensions and details are given in good faith but must not be relied upon as statements of fact. Buyers should satisfy themselves by inspection or other means. Measurements are approximate. Floor plans and photographs are illustrative only and may be enhanced digitally for marketing purposes. Services and appliances have not been tested. Properties may be withdrawn or sold without notice, and availability should be checked prior to viewing. In line with mandatory Money Laundering Regulations, proof of address, identity and source of purchase funds will be required before a sale can be agreed. This is carried out securely via Credas, an FCA regulated company, for a nominal charge of £50 + VAT per buyer.



Ground Floor

FLOOR PLANS



First Floor

Gross Internal Floor Area : 88.50 m2 ... 953.0 ft2

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.



Location

South Molton is a thriving market town, known for its independent shops, artisan cafés, and the historic Pannier Market, where local produce and crafts create a lively community spirit.

From Exmoor View, everything is within easy reach: golden beaches at Saunton, Croyde, and Woolacombe, the wild beauty of Exmoor National Park, and the Tarka Trail for cycling and walking. North Devon offers a lifestyle shaped by coast and countryside, with opportunities for surfing, riding, walking, or simply soaking in the views.

Connectivity is excellent, with the A361 North Devon Link Road nearby, placing Barnstaple, Tiverton, and the M5 within straightforward reach. Exeter and Bristol are accessible for city life, while rail and air links extend further afield.

At Exmoor View, you are well placed to enjoy the best of Devon living while staying connected to everywhere beyond.



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