



Guide Price £250,000

4 Bedroom Terraced House for sale
47 East Street, South Molton



Overview

Welcome to East Street located within the historic market town of South Molton, a recently renovated terraced property situated within easy reach of the town centre. This large accommodation boasts four bedrooms providing ample space for a growing family or those in need of a home office.



Key Features

- CASH BUYERS ONLY
- 3D Virtual Tour Available - Call or Email
- No Onward Chain
- Terraced 4 Bedroom
- Close to Local Amenities & Schools
- Period Features
- Garden and Off Street Parking
- Early Viewing Advised - Call Now or Book Online





ON ARRIVAL

Arriving at your next home you will be surprised how deceptively large this property is; although recently renovated, there remains scope to put your own stamp on the property. This family home also boasts several out-buildings and off-road parking for 2 vehicles.

MOVING INSIDE

The ground floor of this unique home is packed with history & character, from the original oak beams, large open fireplaces to a modern farmhouse kitchen. The lounge or parlour, situated at the front of the property boasts an inglenook fireplace and is a bright and airy room with wood effect flooring which flows into the dining room or snug with another open fireplace and character features. With the heart of this home being the spacious kitchen/breakfast room, with modern units, space for a centre island & range cooker, you'll soon be preparing family meals or entertaining family & friends. Completing the ground floor is a large utility/storage area.

UPSTAIRS

The first floor comprises of two king-size bedrooms the master with en-suite and a dressing area. There are a further two bedrooms and a well-appointed family bathroom completing the living accommodation.

IN THE GARDEN

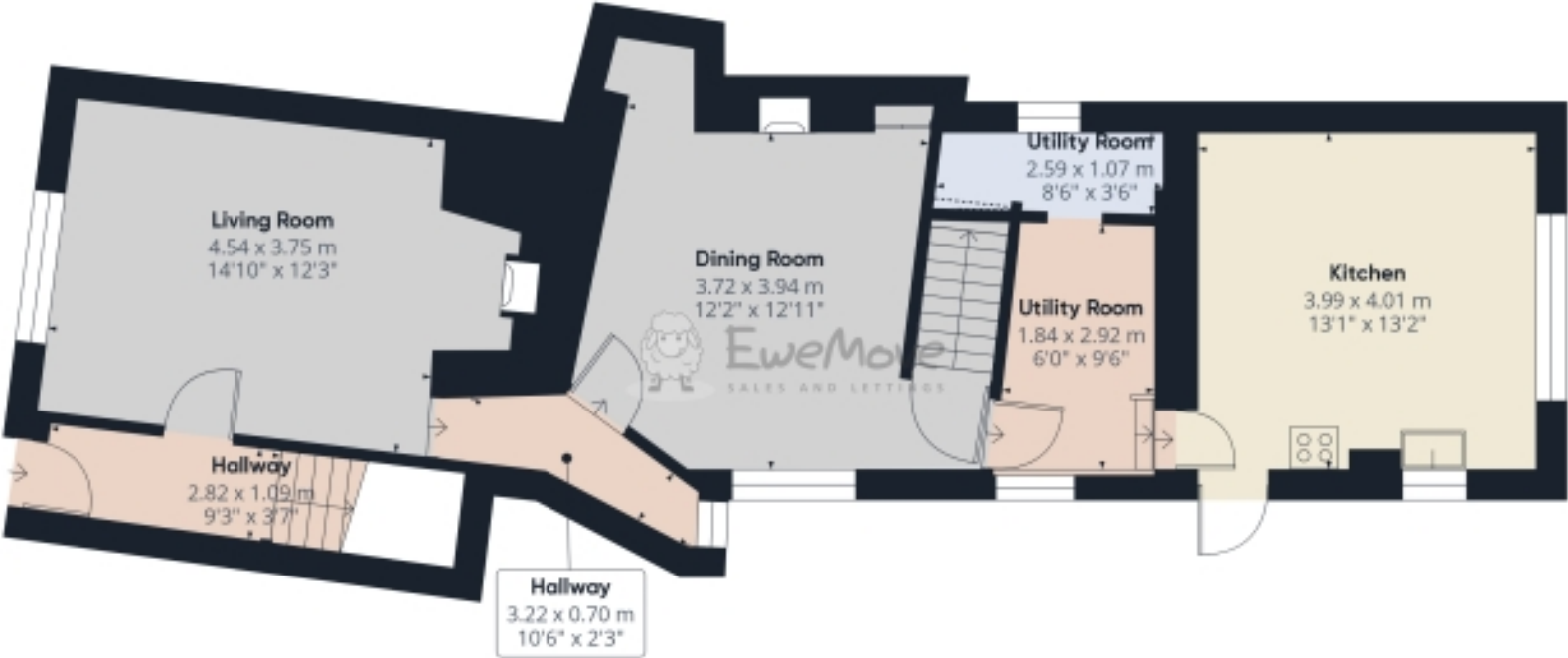
The garden is laid mainly to lawn and has space for the obligatory trampoline or hot tub; you'll soon be entertaining family and friends with those summer BBQs. There is also rear gated access to the parking spaces and additional outbuildings.

AROUND THE LOCAL AREA

East street is close to the centre of South Molton which provides an excellent range of shopping, lifestyle and educational facilities including the award-winning Pannier Market. Take the A361- link road West to access the AONB of the North Devon coast and the market town of Barnstaple offering unique leisure & recreational experiences. Alternatively, head East to the M5 (J27) providing easy access to the city of Exeter or the county town of Taunton.



Floorplans



Approximate total area⁽¹⁾
69.59 m²
749.06 ft²

Reduced headroom
0.1 m²
1.04 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

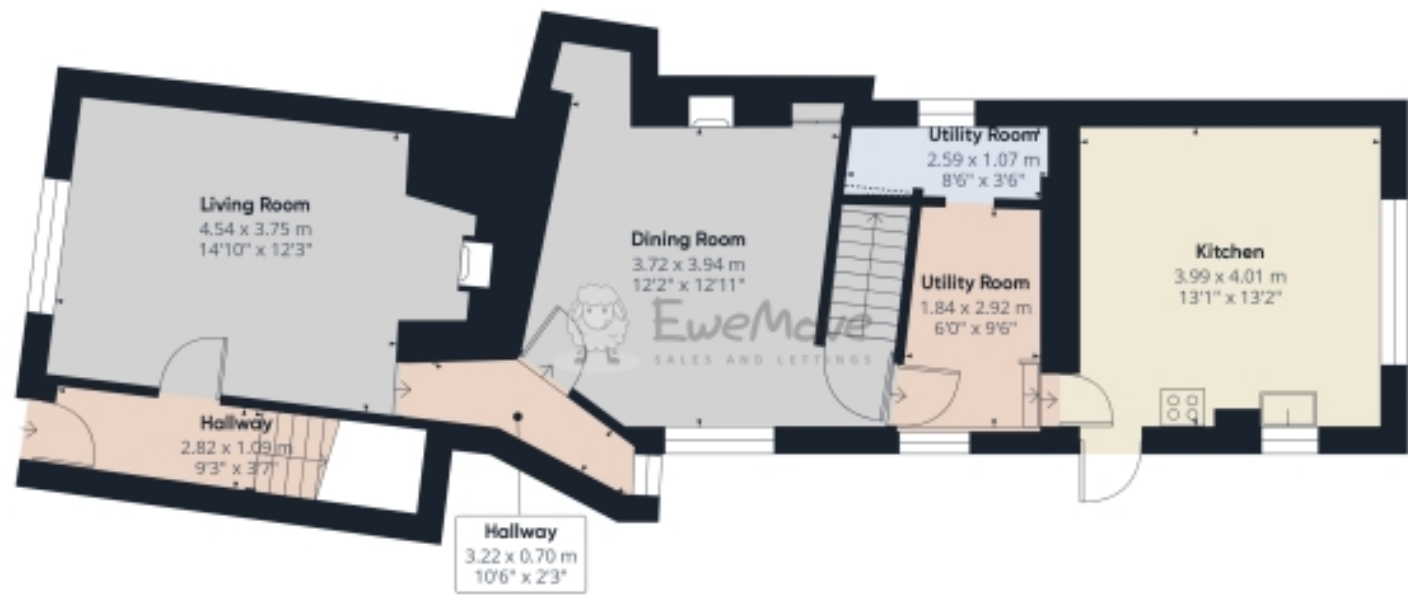
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Floor 0

Floorplans



Floorplans



Floor 0



Floor 1



Approximate total area⁽¹⁾
132.86 m²
1430.08 ft²

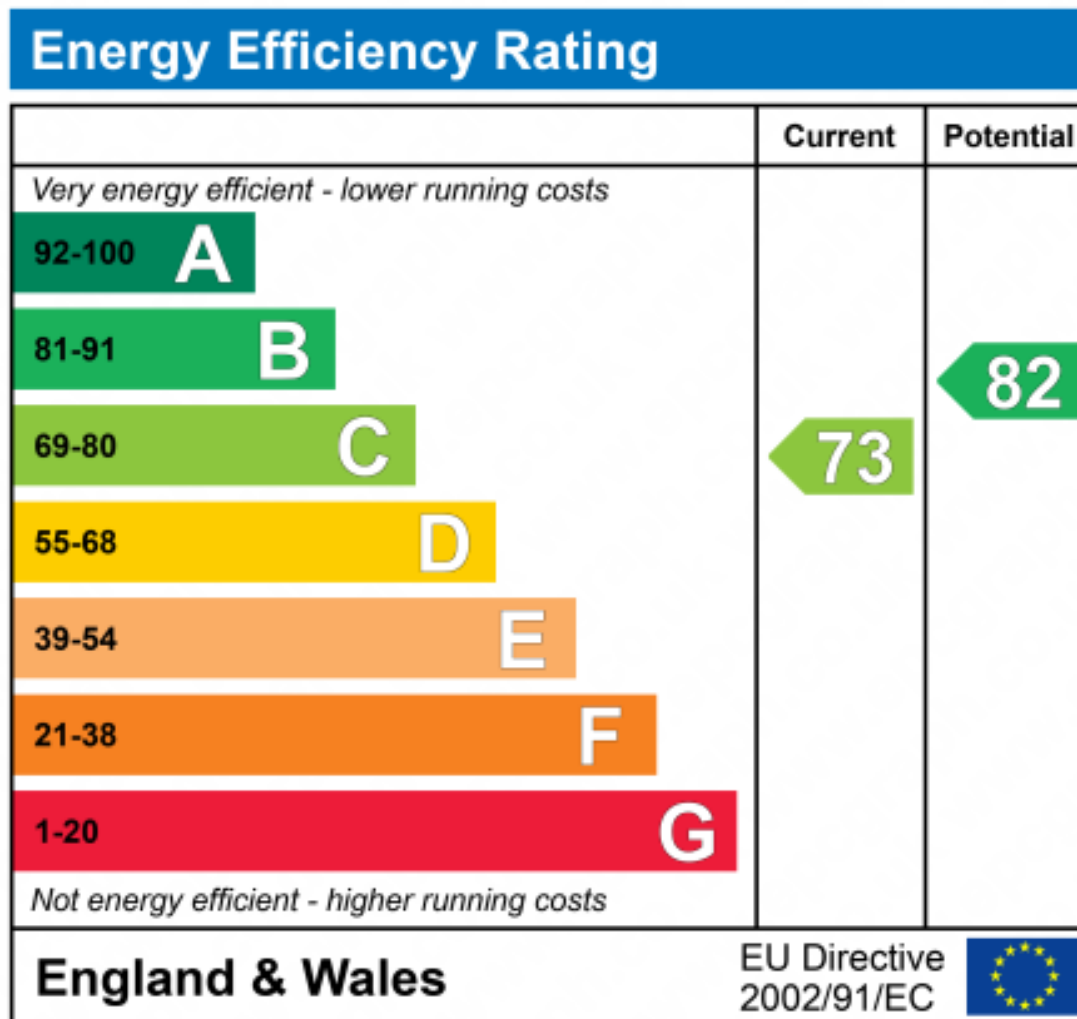
Reduced headroom
1.02 m²
11.01 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

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