



Offers In The Region Of £200,000

3 Bedroom Terraced House for sale
10 WEST STREET, SOUTH MOLTON





Overview

Welcome to 10 West Street located within the historic market town of South Molton, this mid-terraced property with development potential is situated within easy reach of the town centre. This large accommodation boasts three bedrooms providing ample space for a growing family and those looking to add value to a property.



Key Features

- NO ONWARD CHAIN
- RENOVATION & DEVELOPMENT POTENTIAL
- MID-TERRACED, 3-BEDROOM
- 2-BATHROOMS
- SOUTH FACING COURTYARD GARDEN
- PERIOD FEATURES
- TOWN CENTRE LOCATION
- CLOSE TO LOCAL SCHOOLS & AMENITIES
- VIRTUAL TOUR AVAILABLE
- WHAT3WORDS:- ///stub.curable.machine





ON ARRIVAL

Arriving at your next home you will be surprised how deceptively large this property is; with many original features intact and the potential to extend and modernise, you will soon be putting your own stamp on this period property.

MOVING INSIDE

Stepping up through the front door into the hallway, the ground floor of this unique home is packed with history & character, from the original tiled floor and staircase to the panelled doors and decorative coving. The lounge or parlour, situated at the front of the property boasts a large bay window and is a bright and airy room with recessed archways either side of the fireplace.

The dining room or snug with another fireplace flows naturally into the modernised galley style kitchen; with modern units, space for a freestanding cooker & fridge/freezer, you'll soon be preparing family meals or entertaining family & friends. Completing the ground floor is a utility room & separate wc.

UPSTAIRS

The remainder of the living accommodation is spread over two floors. Currently the first-floor hosts 2 bedrooms both with feature fireplaces and an en-suite shower-room but could easily be modernised into 2 large bedrooms and a luxury family bathroom.

The 2nd-floor comprising of the current family bathroom and a small bedroom has the potential to be modernised into a king-size master-suite with an en-suite bathroom and dressing area.

IN THE GARDEN

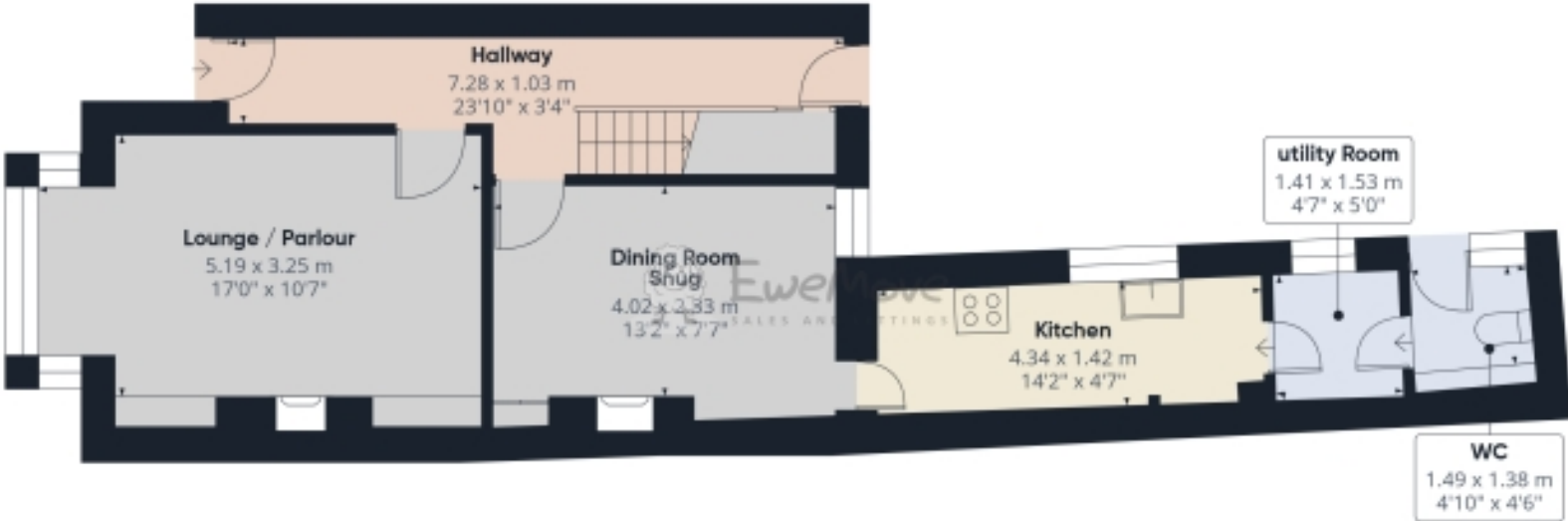
The south facing courtyard garden is a sun trap, so you'll soon be entertaining family and friends with those summer BBQs. There is also a small workshop/store and a greenhouse to the rear of the garden.



AROUND THE LOCAL AREA

West 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

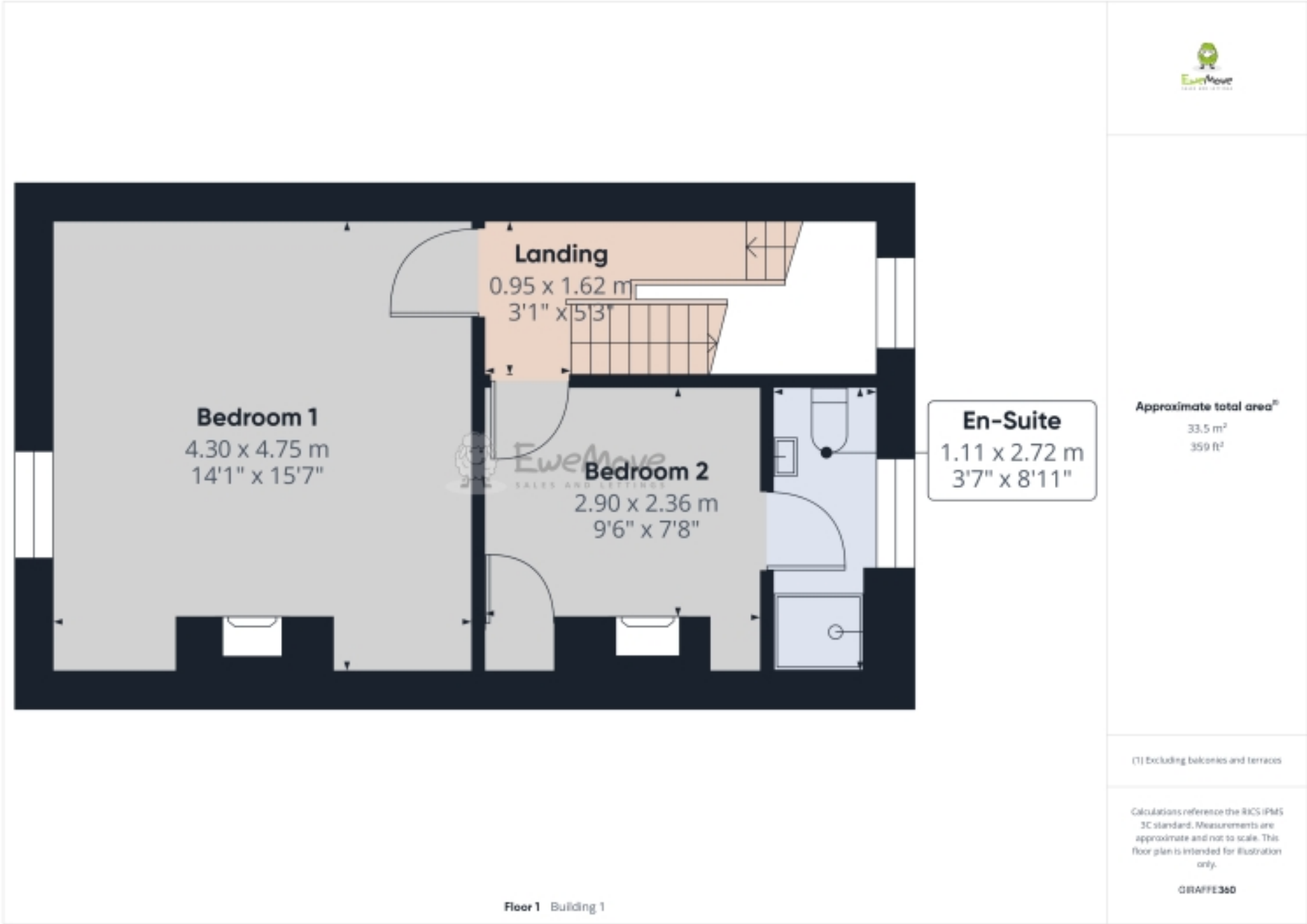


Approximate total area⁽¹⁾
48.1 m²
519 ft²

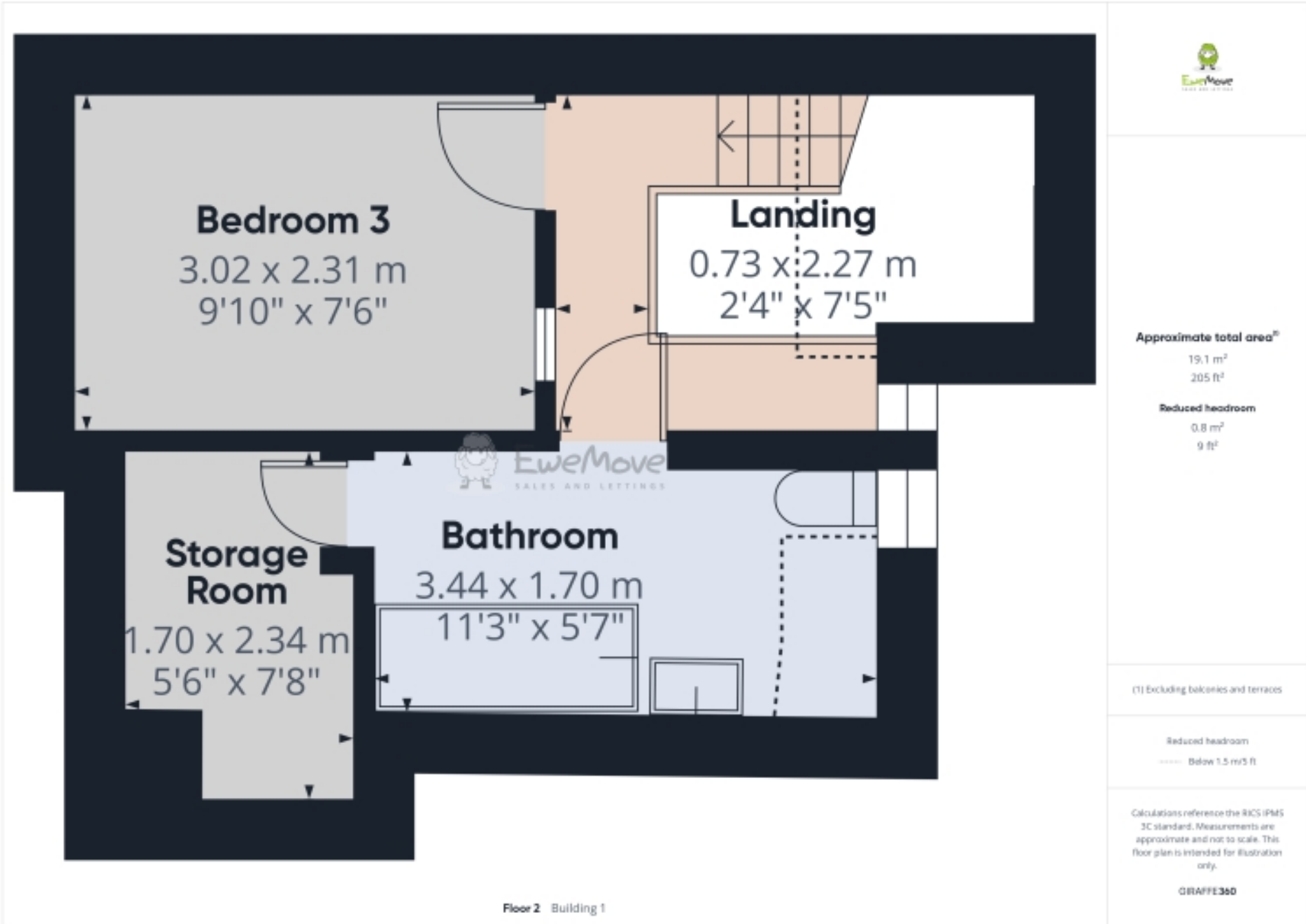
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Floorplans



Floorplans



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



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