



EweMove
SALES AND LETTINGS



Offers In The Region Of £165,000

2 Bedroom Terraced House for sale
1 MILL STREET, SOUTH MOLTON



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Overview

Welcome to No.1 Mill Street nestled within the heart of the historic market town of South Molton.

This 2-bedroom, mid-terraced, character cottage has recently been renovated and is perfect for those looking to step onto the property market, or those looking to downsize and enjoy the benefits of living close to the town centre.



Key Features

- FULLY RENOVATED 2 BEDROOM TERRACED COTTAGE
- FULLY Upvc DOUBLE GLAZED
- COTTAGE COURTYARD
- OFF-STREET PARKING PERMIT AVAILABLE (NOMINAL FEE APPLIES)
- IDEAL FIRST TIME BUYER OR INVESTMENT HOME
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- WITHIN WALKING DISTANCE TO TOWN CENTRE
- CALL OR EMAIL FOR VIRTUAL TOUR
- WHAT3WORDS///ballooned.develop.starch





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GROUND FLOOR

The open-plan ground floor, with oak effect flooring throughout, has been thoughtfully arranged to accommodate a contemporary lifestyle and modern family living.

This generous and versatile space is flooded with natural light from both the large, double-glazed windows and the modern farmhouse kitchen door leading to the decked cottage courtyard; this open plan living provides the space for entertaining guests whatever the weather.

The cosy lounge area with its feature fireplace is perfect for those autumn nights in watching a great movie with a hot chocolate and the modern kitchen/dining area with its oak effect work surfaces, integrated oven/hob and contemporary storage units will soon have you rustling up a Sunday roast for family & friends.

Completing the ground floor is the staircase to the first floor, with 4 bespoke hand-made under-stair cupboards providing a unique solution for storage of those everyday household items.

UPSTAIRS

Moving upstairs, you will find 2-double bedrooms and a large family bathroom. Bedroom 1 has space for a king-size bed and the tallest of wardrobes due to the very high ceilings within this home. Bedroom 2, a generous double, benefits from a built-in cupboard, but still retains space for additional bedroom furniture.

The family bathroom boasts not only a full-size bath, but a separate shower cubicle, sink & wc; with a skylight providing this spacious room with natural light.



IN THE GARDEN

The decked cottage courtyard provides a tranquil space to relax with a good book and a glass of wine; there is plenty of room to store bicycles etc in the discrete store just off the decked area.

AROUND THE LOCAL AREA

Within the South Molton conservation area, Mill Street is close to the town centre, 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.

NOTE: SOME IMAGES MAY BE VIRTUALLY STAGED

Floorplans



Floor 0



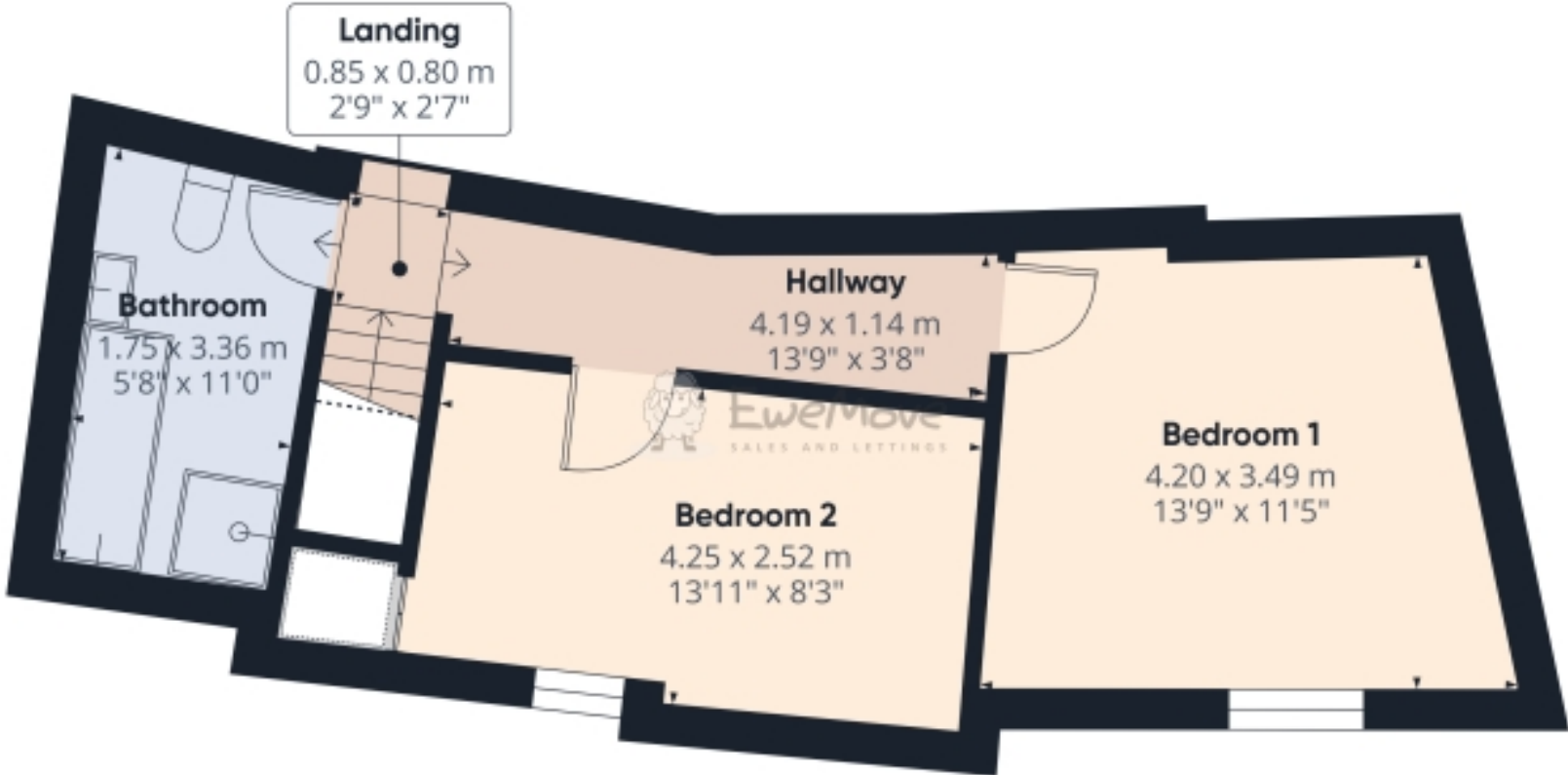
Approximate total area⁽¹⁾
35.8 m²
385 ft²

(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.

GRAFFI360

Floorplans



Approximate total area⁽¹⁾
34.8 m²
374 ft²

(1) Excluding balconies and terraces

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

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

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Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove South Molton

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