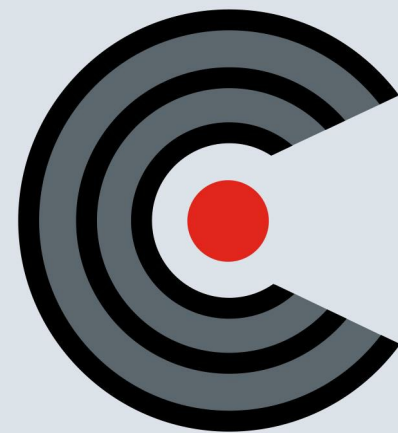


TOTAL: 109.6 m² (1,180 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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4 NEW ROAD, SOUTH MOLTON, EX36 4BH

Chequers Estate Agents are delighted to offer for sale this spacious and well presented two / three bedroom period property to the market in the highly sought after market town of South Molton.

£225,000

- PERIOD TERRACE PROPERTY
- MODERN KITCHEN
- SPACIOUS AND LIGHT LIVING / DINING ROOM
- TWO DOUBLE BEDROOMS AND MODERN SHOWER ROOM
- OFFICE / THIRD BEDROOM
- GARDEN ROOM
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES AND FACILITIES
- WALKING DISTANCE TO THE MARKET TOWN OF SOUTH MOLTON
- A MUST VIEW



Chequers Estate Agents welcomes you to view this attractive bay fronted, period mid-terrace house with very spacious and well presented accommodation, which includes a modern kitchen and bathroom and a very useful ground office which could also be an occasional third bedroom. With many features including a fireplace and a mosaic tiled porch the property benefits from gas central heating and UPVC double glazed windows.

Upon entering on the ground floor there is an entrance porch with a mosaic tiled floor and an inner door to a welcoming entrance hall with a radiator, a tiled floor and doors to the kitchen and living room. The living / dining room is light and spacious with fitted cupboards and shelving as well as a beautiful fireplace making a lovely focal point to the cosy lounge. There is a modern fitted kitchen with a 1½ bowl stainless steel sink, a good range of drawer and cupboard base units, eye level wall cupboards, a built in oven, ceramic hob and stainless steel hood, a tiled floor, a wall mounted gas fired combi boiler. There is a separate utility room with built in cupboards and double doors leading to a completely enclosed paved courtyard. Off the rear hall there is a store area and an office space which could be used as a third bedroom.

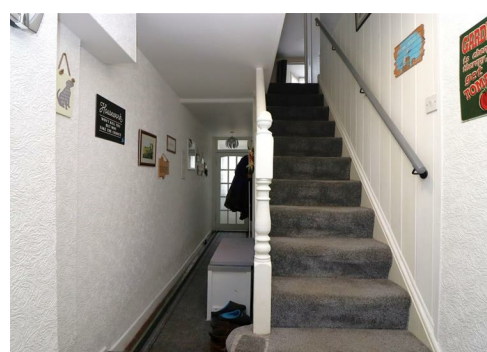


On the first floor you will find bedroom one, which is spacious and light and enjoys a lovely bay window. Bedroom two is another double room and there is a modern shower room with walk-in double shower, WC and vanity sink unit.

Council tax band 'A'

LOCATION

South Molton offers a full range of facilities including a bank, shops, post office, infant, junior and secondary schools, library and health centre plus a weekly market, public house and indoor swimming pool. The North Devon link road (A361) is close by and provides easy access to Barnstaple, situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs as well as those all important recreation facilities including a leisure centre, cinema, a bustling market and banking facilities. The A361 North Devon Link Road provides convenient access to the M5 Motorway and further sandy beaches such as Saunton, Woolacombe and Croyde are within easy reach.



ENTRANCE PORCH 4'7 X 3'2 (1.40M X 0.97M)

Fuse board, tiled flooring.

ENTRANCE HALLWAY

A spacious and welcoming entrance hallway with stairs to first floor landing, radiator, fitted carpet.

LOUNGE 11'6 X 10'7 (3.51M X 3.23M)

UPVC double glazed window to front elevation. Feature fireplace making a lovely focal point to the room, radiator, fitted carpet, fitted shelving and cupboard.

DINING ROOM 9'1 X 8'3 PLUS RECESS (2.77M X 2.51M PLUS RECESS)

A spacious dining room with fitted drawers and shelving, radiator, fitted carpet.

KITCHEN 14'4 X 8'4 (4.37M X 2.54M)

A modern white gloss kitchen, with wooden internal window to the garden room. Fitted with a range of cupboards, further matching wall cabinets and drawers. Inset one and a half bowl sink set into work surface with cupboard space below, integrated single oven with 4 ring hob and extractor above, integrated dishwasher, integrated washing machine and dryer and under counter integrated fridge. Cupboard housing boiler, plenty of preparation space, extensive tiling, tiled flooring.

UTILITY ROOM 9'2 X 8'8 (2.79M X 2.64M)

Fitted cupboards with space for tumble dryer, fitted carpet.

GARDEN ROOM 9'9 X 5'8 (2.97M X 1.73M)

A beautiful place to escape and enjoy a cup of tea. A perfect space for potted plants.

STORE

A useful storage area, fitted carpet.

BEDROOM / OFFICE 10'0 X 7'8 (3.05M X 2.34M)

UPVC double glazed window overlooking the garden room courtyard, radiator, fitted carpet.

FIRST FLOOR LANDING

Access to loft, fitted carpet.

BEDROOM ONE 13'0 X 11'2 (3.96M X 3.40M)

UPVC double glazed bay window to front elevation. A spacious double bedroom with radiator, fitted carpet.

BEDROOM TWO 10'0 X 9'2 (3.05M X 2.79M)

UPVC double glazed window to rear elevation, radiator, fitted carpet.

BATHROOM 9'7 X 6'2 (2.92M X 1.88M)

A modern three piece suite comprising double shower in a splash back surround, WC, vanity wash hand basin, heated towel rail, extensive tiling, vinyl flooring, UPVC double glazed opaque window to rear elevation.

AGENTS NOTES

Please note the property does have a flying freehold.