

5 Paradise Lawn



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South Molton, Devon EX36 3DJ

A Very Short Walk to Town Square Barnstaple 12 miles Tiverton 18 miles

A highly attractive period property nestled in a quiet and exclusive mews setting, complimented by a manageable cottage garden in this much sought-after market town.

- Beautiful Period Property
- Exclusive Picturesque Setting
- Perfect Home or Holiday Cottage
- 23ft Living Room (approx.)
- Kitchen & Utility Room
- 2 Bedrooms
- Sumptuous Family Bathroom
- Pretty & Manageable Garden
- Council Tax Band B
- Freehold

Guide Price £239,950

Situation

5 Paradise Lawn is tucked away behind iron gates and beautifully kept lawns, in the centre of the much sought-after market town of South Molton. The town offers a comprehensive range of amenities, including schooling from nursery to secondary level, Sainsbury's supermarket, Post Office, banking facilities, pubs, cafes and an abundance of independent and artisan shops. The town also bustles when the popular twice weekly pannier and weekly stock markets take place.

The A361 bypasses the town and provides brisk passage to Barnstaple and the North Devon coast to the west and the M5 and Tiverton Parkway train station (London Paddington 1h 57m) to the east.

Description

Located in the picturesque surroundings of Paradise Lawn, the house is one of a clutch of just six properties, in this private and exclusive mews setting. This highly attractive period property has been extensively refurbished in recent years, offering the space and charter of a period property with the modern conveniences one would expect. The house has been tastefully decorated and furnished throughout and is presented in good decorative order. The well proportioned living accommodation is complimented by two bedrooms and a pretty, manageable cottage garden. 5 Paradise Lawn would make an ideal family home, perfect holiday cottage or investment opportunity and is available with no onward chain.



Accommodation

The front door opens into the glazed and welcoming ENTRANCE HALL with storage cupboards for footwear and part-glazed door opening in to the impressive LIVING ROOM, with two large bay-windows overlooking the front, feature fireplace with state hearth and wooden mantle over, this expansive living space offers plenty of room for living and dining. A part glazed door opens to the KITCHEN, fitted with a comprehensive range of light base units with light worktop over and matching wall units, space for fridge, inset stainless steel Lamona gas hob with integrated Lamona electric fan oven/grill beneath and extractor hood over and door to the UTILITY ROOM with part glazed 'back' door leading out, plumbing for washing machine and additional space for white goods, skylight, boiler and further door to CLOAKROOM with WC.

Upstairs there are two well proportioned bedrooms and generous family bathroom. The MASTER BEDROOM has two windows overlooking the front, one a 'bay'. BEDROOM TWO is a single room but can accommodate twin beds or a double at a pinch. The sumptuous FAMILY BATHROOM is furnished with a four-piece suite, comprising; roll-top bath, shower cubicle with rainfall shower, basin, WC, heated towel rail and airing/linen cupboard.

Outside

The pretty and manageable cottage gardens sit to the front and to the side of the house and enjoy a south-westerly aspect. The garden is predominantly planted with a plethora of well-tended flowering plants, large specimen shrubs and small trees and bordered by a rounded box hedge, separated from the path by a small area of lawn. A small terrace offers space to host a table and chairs.

There is no allocated parking but a permit is available for the main car park a short walk from the property.

Services

All mains services are connected. Gas central heating via radiators. Mobile coverage is available for all major providers. Standard and superfast broadband is available.

Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572 263.

Directions

From the north side of the square in the centre of South Molton, with Stags office on your left, proceed on foot in an easterly direction, along East Street, after a very short distance, just past The Gilbert Gallery, turn left through ornate iron gates into Paradise Lawn and the property and will be found on the right hand side.

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These particulars are a guide only and should not be relied upon for any purpose.

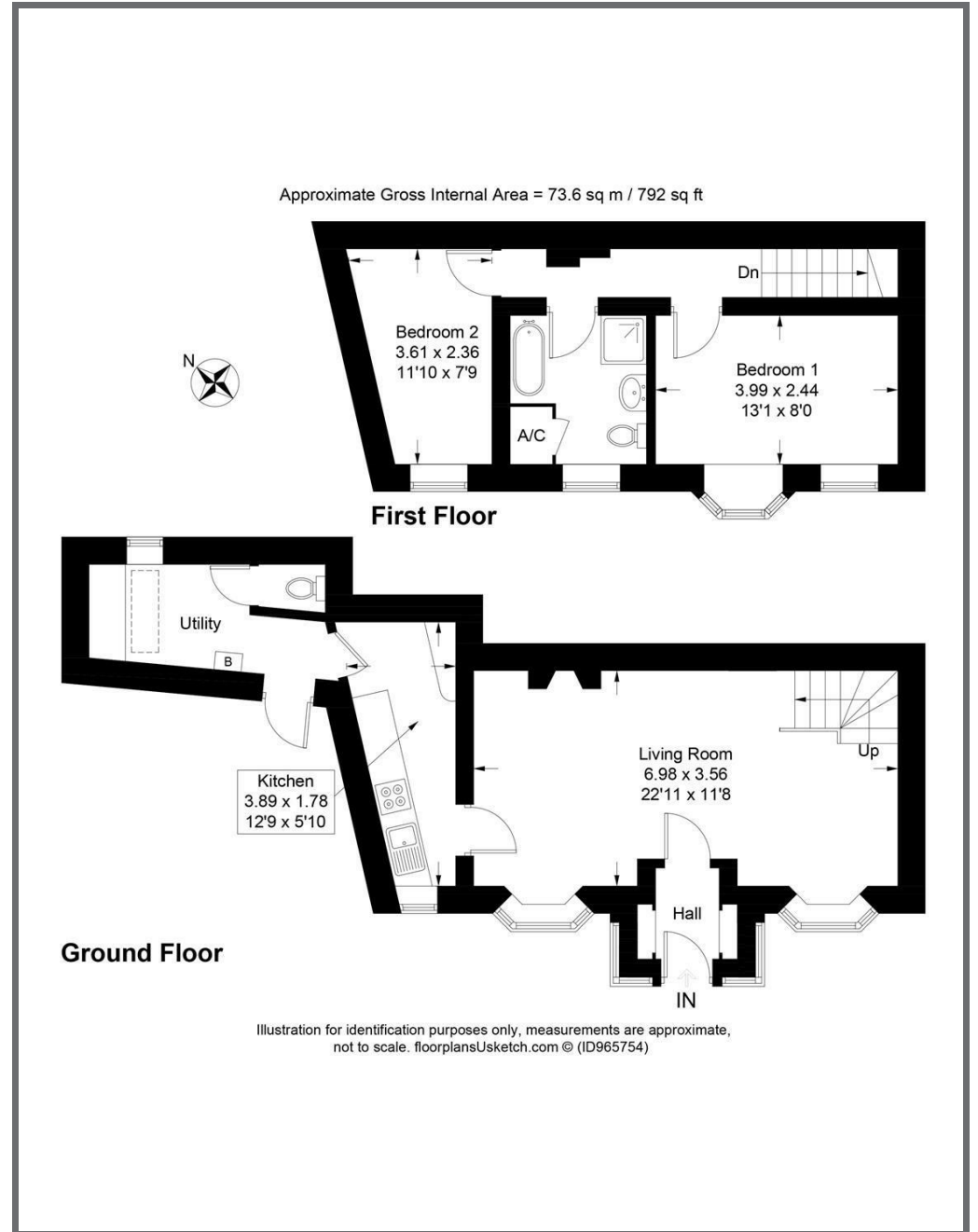


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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