



4B The Savoy Mews

New Road, South Molton, Devon EX36 4BY

Price Guide £189,950

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A well presented 2 bedroom first floor maisonette at The Savoy Mews, a small exclusive development of just 10 properties constructed to provide energy efficient and high specification homes of quality. They are situated on a level walking distance, just off the town centre and there is easy permit parking nearby in the council car park, less than a minutes' walk from the property.

The accommodation benefits from combination boiler and gas fired central heating, UPVc double glazing, laminate oak flooring to the kitchen/lounge/dining room with underfloor heating, oak veneer doors, energy efficient LED lighting and mains heat and smoke detectors. As well as a large kitchen/lounge/dining room, there are two good size bedrooms and bathroom with bath and shower over.

Savoy Mews is located in an extremely convenient area of the town of South Molton. It is a bustling market town set in the foothills of the Exmoor National Park, just off the A361 which provides a quick route to Barnstaple and the M5 and national rail links at Tiverton. The town provides a complete range of amenities including schools, public swimming pool, library, health centre, a bank, Sainsburys supermarket and a twice weekly local pannier market.

- **Town Centre Location**
- **Energy Efficient Design**
- **Quality Finish**
- **South Facing**
- **Easy Permit Parking nearby**
- **Leasehold**

#### **Porch**

Outside light.

#### **Entrance Hall with Stairs to First Floor**

Double glazed entrance door

#### **Kitchen/Lounge/Dining Room**

**23'9" (7.24m) x 9'1" (2.77m)**

A spacious dual aspect open plan room, overlooking the front with a kitchen comprising high gloss, soft closing units with graphite framing, stainless steel sink unit, fitted single oven and 4 ring gas hob with extractor over. Pelmet lighting and LED down lighting. Cupboard housing an Ideal combi boiler. It has the benefit of underfloor heating throughout the first floor.

The lounge/dining area has ample sockets and oak laminate flooring throughout.

#### **Bathroom**

**8'6" (2.59m) x 6' (1.83m)**

Panelled spa bath with lights, shower over, aqua panelling around the bath, Shower curtain rail, wall mounted heated towel rail, pedestal hand basin, extractor, LED down lighting, shaver light with night light mode and WC. Underfloor heating.

#### **Stairs to Second Floor**

##### **Landing**

Stairs with glass balustrade.

#### **Bedroom 1**

**15'9" (4.57m) x 12'4" (3.76m)**

Window to the front offering lovely rural views.

#### **Bedroom 2**

**15' (4.57m) x 10'8" (3.25m)**

Velux window and hatch to loft space.

#### **Outside**

To the front of the property is a communal tarmac pathway to the property.

#### **Energy Performance Rating: B**

**Council Tax Band: B**

#### **Services**

All main services are connected. Gas central heating, double glazing. Underfloor heating on first floor

#### **Lease**

125 year original lease with 123 years remaining.

#### **Service Charge**

There is an annual service charge of £200 per annum to contribute towards any exterior maintenance work.

#### **Ground Rent**

Peppercorn Ground Rent: £1

#### **Directions**

From The Square proceed along East Street and take the first right turn into New Road. Savoy Mews will be found a short distance along on the left.



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 (Not To Scale) Approx 732 sq ft/68 sq m



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