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21 East Street

21 East Street, , South Molton, EX36 3DB



Barnstaple 11 miles Tiverton 18 miles  
Exeter 32 miles

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## A spacious and well-presented period town house set in the heart of the town

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- Spacious period town house
- Well-presented throughout
- Open-plan living/dining room
- Kitchen/breakfast room
- Cloakroom
- Studio
- Three double bedrooms and bathroom
- Sizeable walled garden
- Council Tax Band C
- Freehold

Guide Price £256,000



### Situation

21 East Street is set near the centre of the traditional market town of South Molton which offers a comprehensive range of amenities, including schooling from nursery to secondary level, Sainsbury's supermarket, Post Office, 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 recently improved A361 (North Devon Link Road) bypasses the town and provides good access to the regional centre of Barnstaple to the west and to Tiverton, the M5 and Tiverton Parkway train station (London Paddington 2 hours) to the east. Both Exmoor National Park and the renowned North Devon coastline are within easy reach by car.

### Description

Of rendered stone elevations under a slate roof, 21 East Street is an end-terrace, period property presented in good decorative order throughout and with features including sash windows and Victorian fireplaces. It is a good sized family home and also has a good-sized enclosed garden to the rear.

### Accommodation

The front door into the entrance LOBBY with a glazed door into an open plan LIVING / DINING ROOM. Formally two rooms divided by a hallway, this room has exposed timber floors and on the right is a Victorian tiled fireplace with slate hearth and painted mantle with shelved alcoves either side. Steps lead up to the stair hall with under stairs cupboard and to the left is a sizeable CLOAKROOM with WC, wash basin and wall-mounted boiler. The KITCHEN has a tiled floor and a good range of fitted wall and floor units with worktop over, stainless steel sink unit with mixer tap, deep window sill, space and plumbing for washing

machine, space for under counter fridge, integrated ceramic hob with hood over and integrated, eye level electric oven. A door leads into the rear PORCH with coat hanging space and door to the outside. Also from the kitchen, steps lead up to a LOBBY with coat hanging space and a door into the STUDIO with door to outside.

On the FIRST FLOOR the landing leads off to THREE GOOD-SIZED DOUBLE BEDROOMS and the FAMILY BATHROOM is fitted with a modern suite with panelled bath and mixer shower over, WC and wash basin. A further door on the landing leads to stairs to the loft area.

### Outside

As well as the front door, there is additional access along the side of the house to a courtyard area and the back door and porch. The courtyard area extends up to some steps which lead up through an archway to the main, walled garden which is mainly laid to lawn bordered by flower beds and shrubs.

### Services and further information

All mains services are connected. Mains gas fired central heating via radiators. Mobile signal from all major providers. Standard, superfast and ultrafast broadband are available (Ofcom). The property is Grade II listed. Parking is on street.

### Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

### Directions

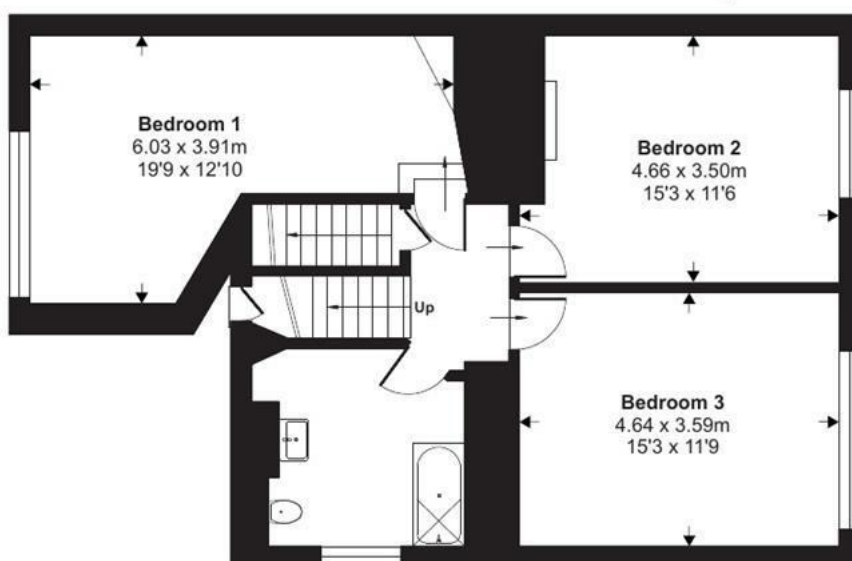
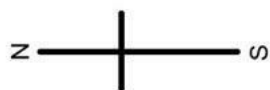
From Stags' office in The Square, continue along East Street and No.21 will be found on the left, adjacent to the Catholic Church.

What3words Ref: clearcut.opened.sagging

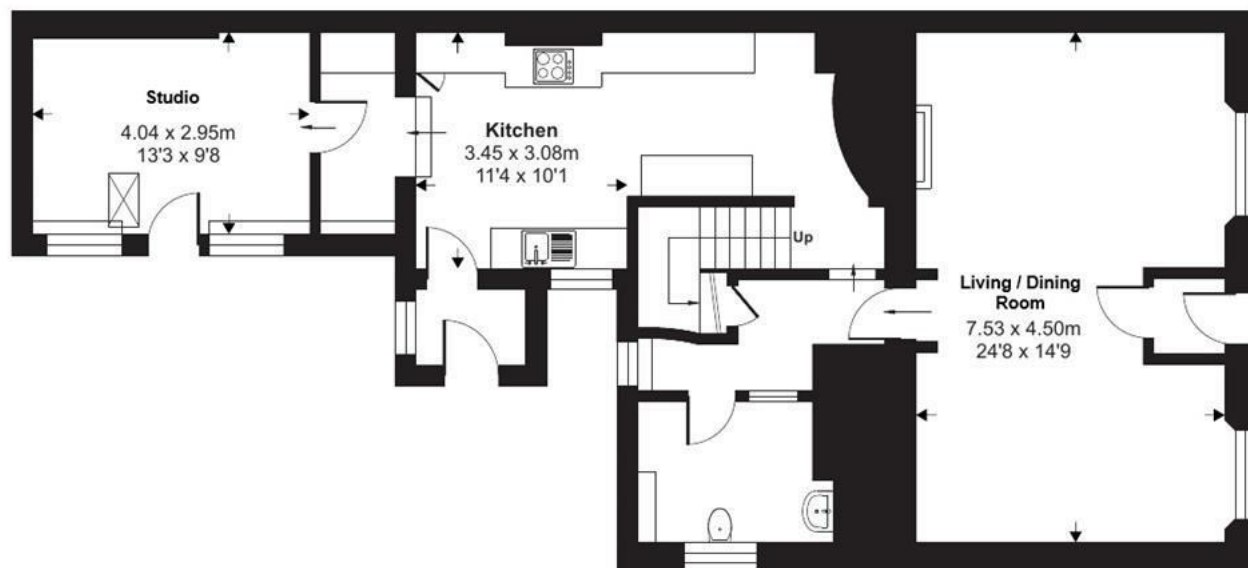


Approximate Area = 1814 sq ft / 168.5 sq m

For identification only - Not to scale



First Floor

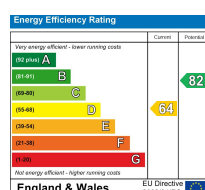


Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Stags. REF: 1382858

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