



10 New Road



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South Molton, Devon, EX36 4BH

A Very Short Walk to Town Square Barnstaple 10 miles
Tiverton 18 miles

A wonderful opportunity to improve and renovate a period family home in a popular market town.

- Requiring Complete Modernisation
- 2 Reception Rooms
- Shower Room
- Central location
- Council Tax Band C
- 3 Double Bedrooms
- Kitchen
- Garden
- No Onward Chain
- Freehold

Guide Price £149,950

Situation

The property occupies a central position within the popular and sought after market town of South Molton. South Molton is known as the 'Gateway to Exmoor'. To the unfamiliar, North Devon is an exceptionally unspoilt part of the county and widely known for its stunning scenery and natural 'Picture Postcard' beauty. The region is not only renowned for its outstanding and award-winning beaches with their vast expanses of golden sands but also for its plethora of enchanting and quaint villages, lush rolling countryside and the rugged, uncompromising beauty of Exmoor National Park and its dramatic coastline.

The market town of South Molton 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 bustles when the 'national award winning', 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.

History

10 New Road is an instantly recognisable property within the town, accompanied by its neighbour (10A) the buildings were once 'The Soup Kitchen' and 'Temperance Hall' and are woven into the history of South Molton. Completed and opened in 1862 as a memorial to Prince Albert, 'The Soup Kitchen' was to provide nourishment for the poorer inhabitants of the town during the winter months and the Temperance Hall was intended to encourage them to relinquish the evils of drink! By 1928 both The Soup Kitchen and Temperance Hall had ceased to function and were sold. The property has remained in the current family's ownership since the 1950's.



Description

10 New Road has a 'classic' Victorian appearance, dates from the mid-nineteenth century and is of stone construction beneath a slate roof. The property offers spacious rooms with high ceilings, presenting a fantastic opportunity for improvement and would benefit from modernisation throughout. The property is not a 'listed' building and is offered for sale with no onward chain.

Accommodation

The part glazed front door opens into the large HALLWAY with access to all downstairs accommodation and a staircase leading-up with storage cupboard beneath, space for hanging coats and part glazed door to patio and back garden beyond. The double aspect KITCHEN enjoys views over the back garden and is fitted with a range of vintage, dark base units with contrasting light worktops over and matching wall units, freestanding Cannon gas cooker, stainless steel sink/drainer and space/plumbing for washing machine. The well-proportioned DINING ROOM looks over the back of the property with door the SITTING ROOM with large, stone fireplace/hearth and wall mounted gas fire and inset cupboard/bookshelves. The SHOWER ROOM is fitted with a light-coloured suite, consisting of a large shower, vanity wash basin, WC and heated towel rail.

Stairs lead-up to an open landing and 3 well-proportioned, double bedrooms. BEDROOM 1 is located at the front and is the largest. BEDROOM 2 is a further double room. BEDROOM 3 is a double room with fitted furniture and large inset wardrobe/cupboard. There is an additional 'box/store room' and further airing cupboard that offers potential to be repurposed/converted.

Outside

The property is set back from the road behind railings, with a large stone porch attached to the southern side of the house and a gate on the other side, allowing independent access to the private and secure garden. The main garden is to the side of the house and is predominantly laid to lawn with tall, thick hedge borders, a path runs the length of the garden with a greenhouse part way down, beyond which, was once a productive vegetable garden. Behind the house is a large concrete patio and timber shed.

Services and further Information

Mains services are available but currently not connected.
uPVC double glazing throughout.

The property is located in a conservation area.
'Standard' / 'Superfast' / 'Ultrafast' broadband is available (Ofcom).
Mobile phone coverage from the major providers is 'Likely' (Ofcom).

Viewings

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

Directions


From South Molton town square, proceed in a easterly direction along East Street and take the first right turn into New Road. The property will be found on the right after approx. 250 yards with a Stags 'For Sale' board clearly displayed.

What3words Ref: [///storming.sock.rider](#)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 25 | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
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