



Guide Price £170,000

2 Bedroom Terraced House for sale
34 West Street, South Molton





Overview

Tucked away in the heart of South Molton, within a moments' stroll of the popular town square, lies this superbly well presented two bedroom mid-terraced home – a perfect opportunity for first time buyers or those seeking a promising investment.

SOME IMAGES HAVE BEEN STAGED FOR THE CONVENIENCE OF THE BUYER



Key Features

- NO CHAIN
- MID TERRACED COTTAGE
- 2 BEDROOMS
- UPDATED KITCHEN & BATHROOM
- LARGE WORKSHOP / GARAGE
- COTTAGE GARDEN
- IDEAL FIRST TIME BUYER HOME
- INVESTMENT OPPORTUNITY
- WHAT3WORDS///cycled.tributes.daydream







Nestled within a peaceful mid-terrace row just a short, level stroll to South Molton's vibrant town square, this inviting two-bedroom residence offers the ideal base for both first time buyers and investors alike. Beautifully presented with tasteful updates throughout, the home seamlessly blends practical living with charming details.

Step via the front door into an airy living room, centred around a characterful stone fireplace and finished with UPVC double glazing and efficient electric heating. This generous space leads on to a bright, open-plan kitchen, which has been lovingly upgraded to include modern cabinetry, an integrated dishwasher and space for a freestanding cooker and fridge. A thoughtfully designed utility area provides additional storage and convenient access to the rear garden.

Upstairs, the well proportioned accommodation continues with a spacious double bedroom and a versatile single, equally suited as a study, dressing room, or guest space. A contemporary family bathroom completes the first-floor layout, featuring a panelled bath with shower, WC, and washing basin.

Beyond the living spaces, the highlight awaits: a large, raised private cottage garden, beautifully landscaped with a lawn and intimate patio – simply made for relaxed outdoor entertaining and al fresco dining. There is also the rare add-on of a substantial separate workshop, with roadside access and potential to be transformed into a garage, subject to planners' approval.

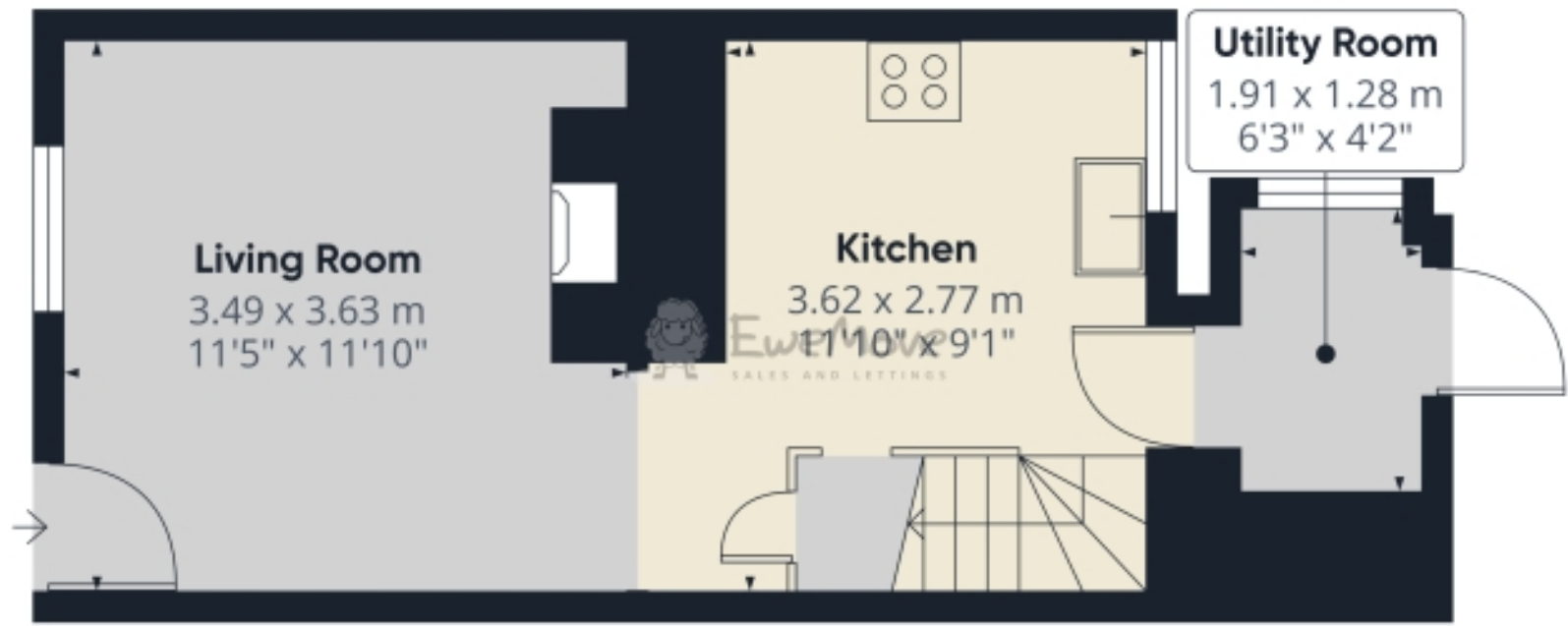
Unrestricted on-street parking is readily available at the front, augmenting every-day convenience.

Location is a real asset: West Street puts you within walking distance of South Molton's extensive amenities, including the award-winning Pannier Market, excellent schools, and lifestyle bonuses. The easy-to-access A361 Link Road opens a gateway to the stunning North Devon coastline, the bustling market town of Barnstaple, and quick routes heading east to the M5, Exeter, and Taunton.

Experience the comfort and charm of this delightful property firsthand-contact us today to book your viewing appointment.

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Floorplans



Approximate total area⁽¹⁾
25.5 m²
274 ft²

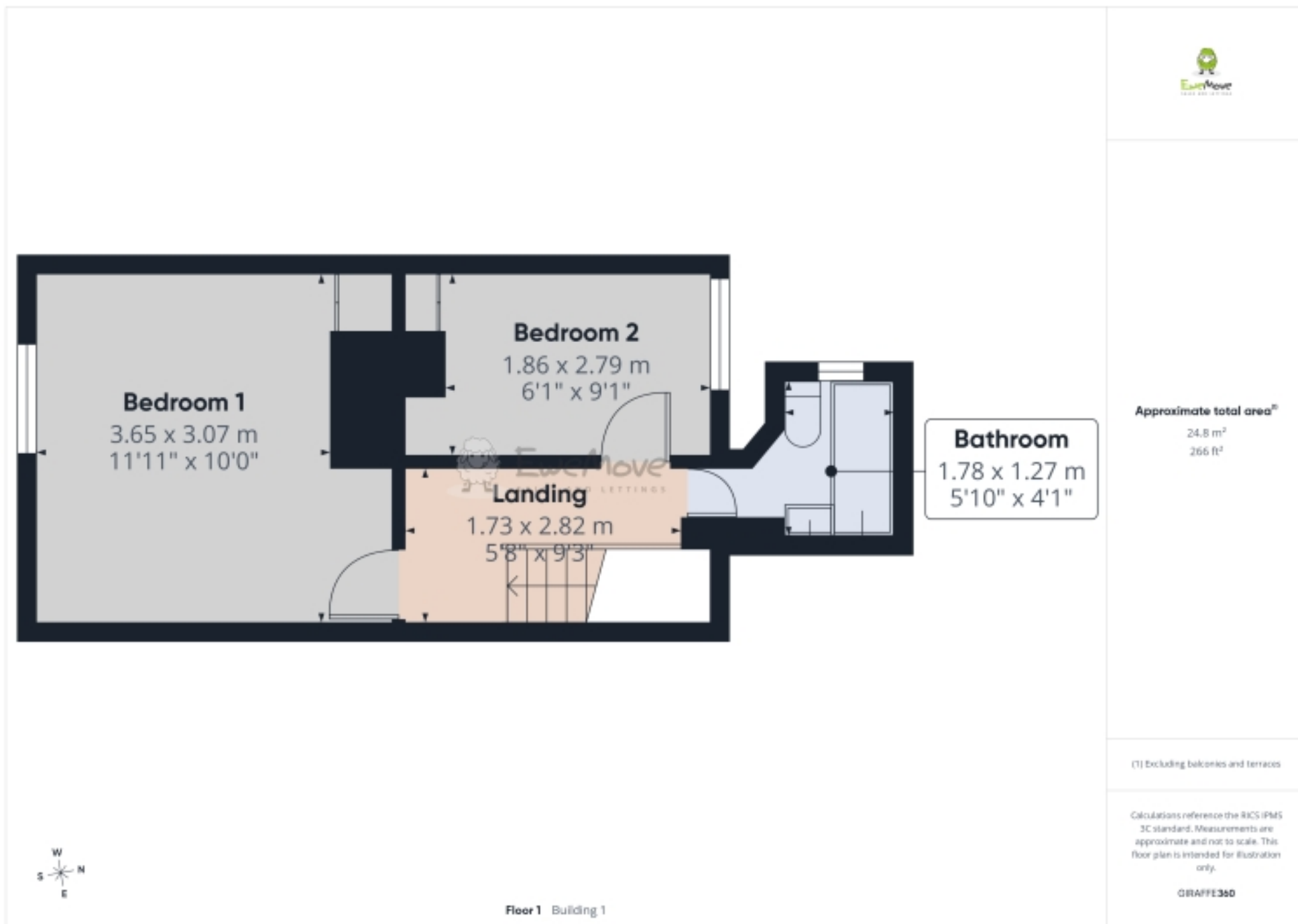
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

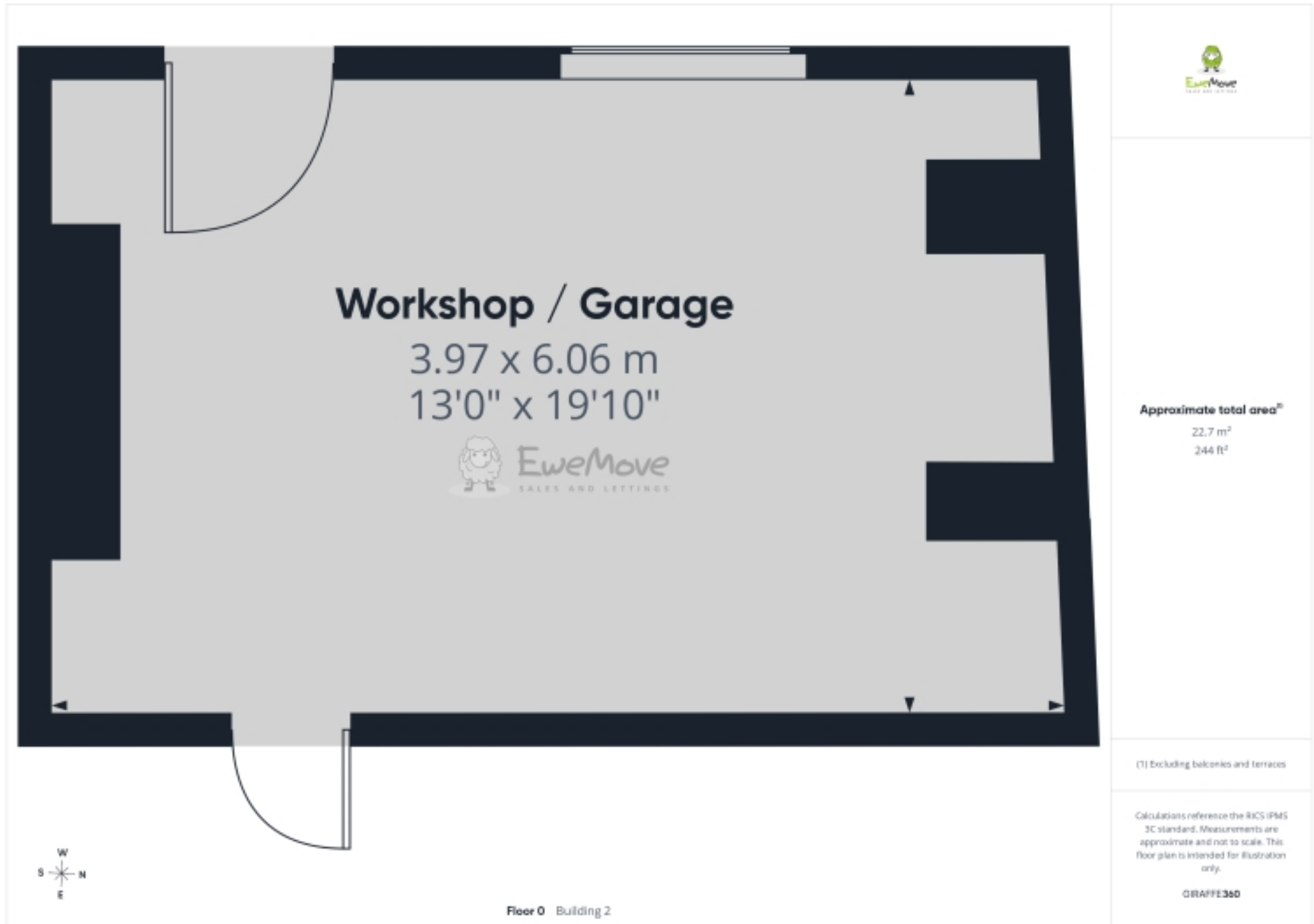
GRAFFE360



Floorplans



Floorplans



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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