



OIRO £200,000

3 Bedroom Terraced House for sale
10 Fir Terrace, South Molton



EweMove
SALES AND LETTINGS



Overview

Offered to the market with ****no onward chain****, this mid-terrace home presents a fantastic opportunity for buyers looking to settle in the sought-after community of South Molton. Set within a short stroll from local amenities yet enjoying a peaceful position towards the edge of town, this property is ideally suited to ****first-time buyers**** or families hoping to establish themselves in picturesque North Devon.

SOME IMAGES HAVE BEEN DIGITALLY ADJUSTED FOR THE BUYERS CONVENIENCE



Key Features

- NO CHAIN
- 3 BEDROOM MID-TERRACED HOME
- FAMILY HOME
- MODERNISATION POTENTIAL
- LARGE ENCLOSED REAR GARDEN
- UNRESTRICTED STREET PARKING
- CLOSE TO LOCAL SCHOOLS & AMENITIES
- WHAT3WORDS///helps.sorters.forge
- PLEASE NOTE THIS PROPERTY IS SUBJECT TO A LOCAL OCCUPANCY RESTRICTION







Located towards the edge of the rural market town of South Molton, this spacious mid-terrace home is ideally positioned for access to an array of local amenities as well as glorious North Devon countryside. Perfectly suited for first-time buyers, this three-bedroom property is offered with no onward chain and provides a superb opportunity to create a home tailored to your needs, with scope for modernisation and personalisation throughout.

Accommodation unfolds from a welcoming entrance hallway into a generous lounge, easily accommodating both relaxing and dining areas. The large kitchen-breakfast room features ample work surfaces and built-in storage, complemented by a bright aspect overlooking the substantial rear garden—ideal for family living or entertaining. Practical touches include a downstairs cloakroom and a sizeable understairs cupboard, providing plenty of storage for coats, shoes, or additional household items.

Upstairs, the property comprises two well-proportioned double bedrooms and a versatile single room, perfect for a child's bedroom, guest space, or home office. The family bathroom is equipped with a walk-in shower, wash hand basin and WC, and offers a practical set-up for busy mornings.

Externally, there is real potential to transform the large, enclosed rear garden into your own private outdoor haven—envision summer barbecues, planting projects, or simply unwinding in the Devon sunshine. Unrestricted on-street parking is available to the front, and the low-maintenance front garden lends kerb appeal.

Occupants will benefit from easy access to South Molton's comprehensive mix of shops, schools, health centres, and local dining. Sainsbury's supermarket and a range of recreational facilities are also within walking distance. For commuters, the A361 North Devon Link Road is easily reachable, offering fast connections to Barnstaple, Tiverton, and the M5 motorway for links further afield.

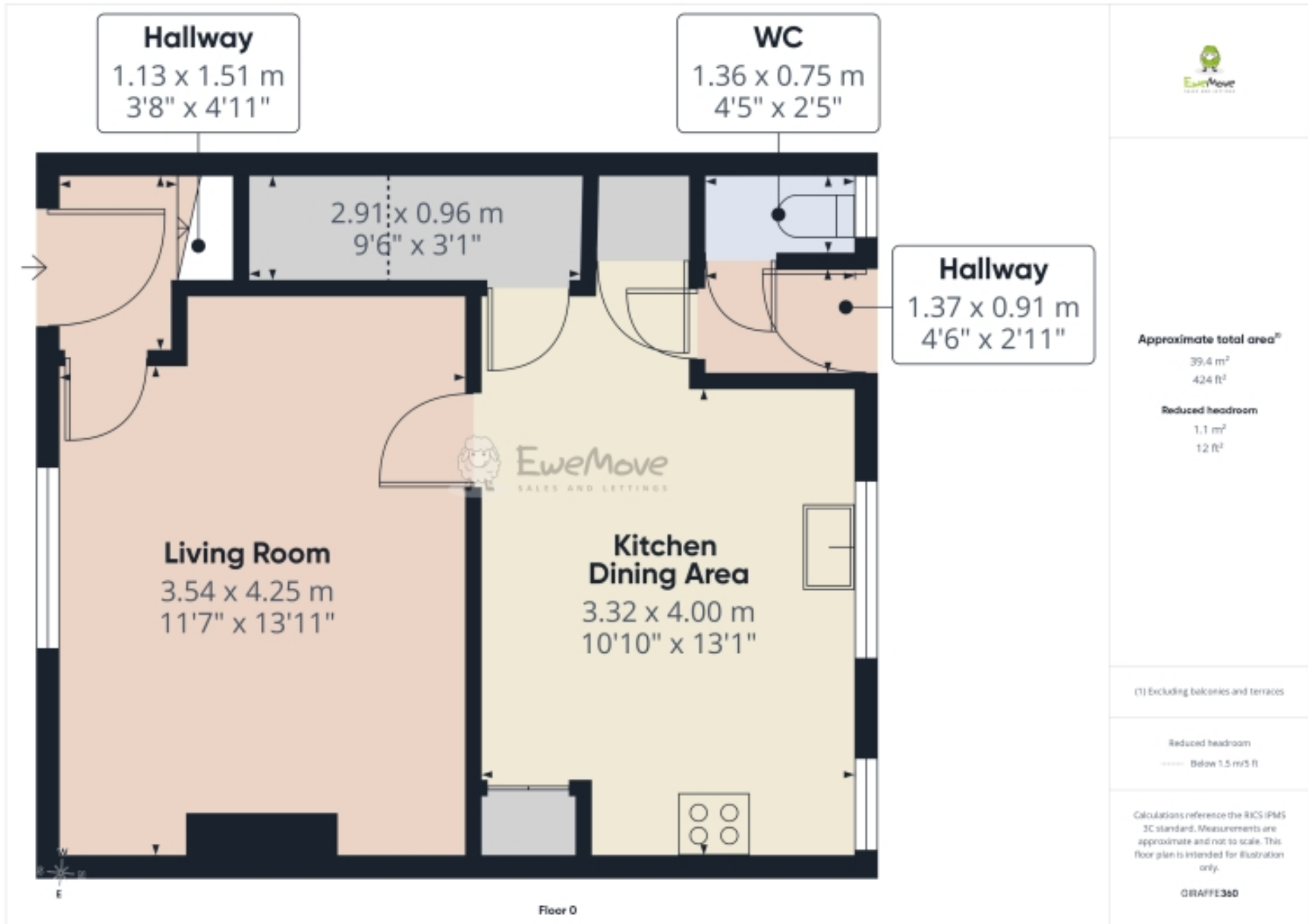
Regular mainline intercity rail services run from Tiverton Parkway, placing London Paddington within approximately two hours. The nearby coastal delights of Instow, Saunton Sands, Croyde Bay, Putsborough, and Woolacombe promise weekends of spectacular beach adventures, while Exmoor National Park invites you to discover its wild moors and expansive bridleways.

With immense potential, a prime location, and access to outstanding local and regional amenities, this home is a true opportunity not to be missed. An early viewing is highly recommended to fully appreciate all that this property has to offer - arrange your viewing today.

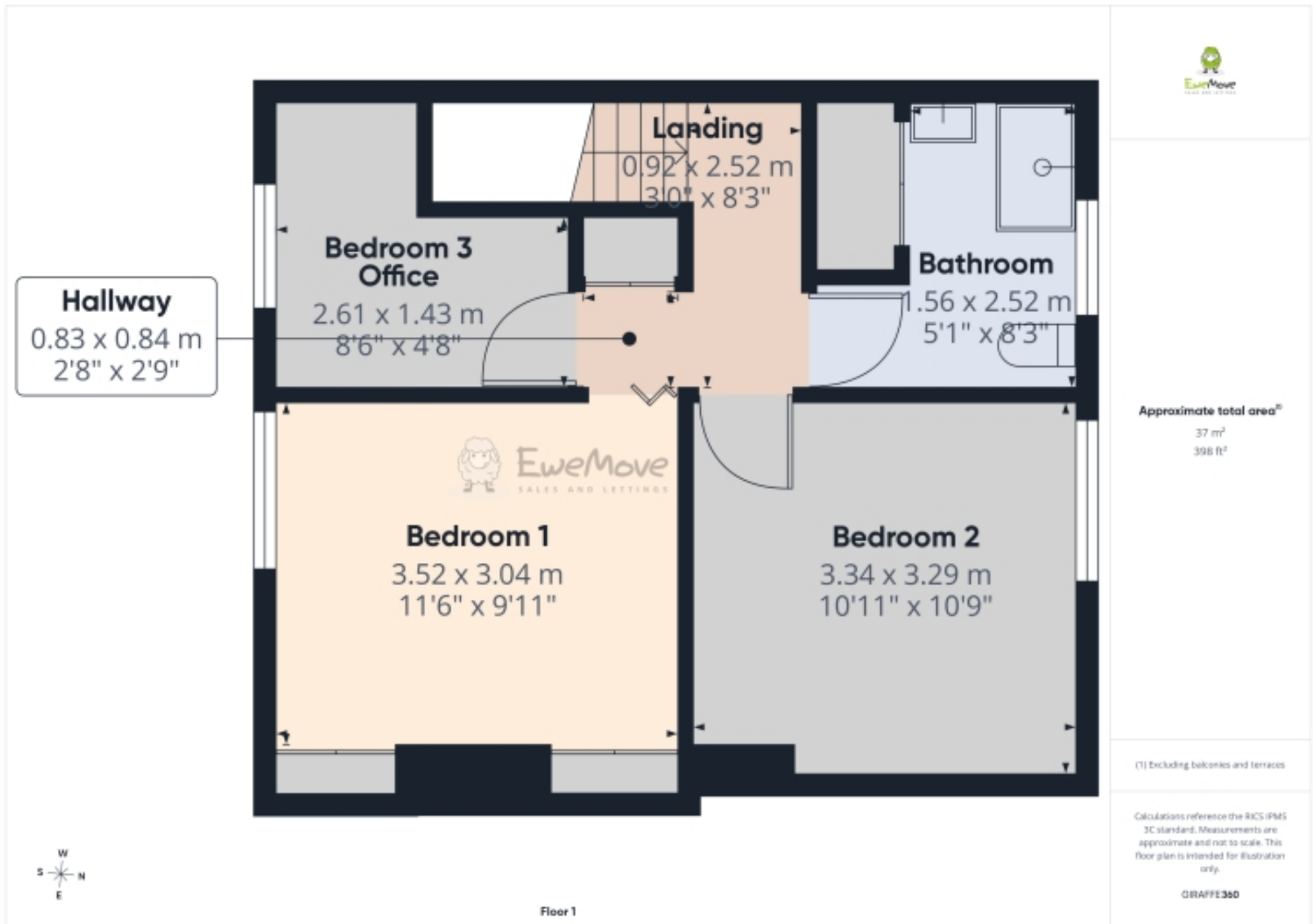
Please note, in accordance with Section 157 of the Housing Act 1985, purchasers must have lived or worked within North Devon for a minimum of three consecutive years prior to purchase.

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CONVENIENCE OF BUYER - A DIGITAL INTERPRETATION OF THE
GARDEN HAS BEEN INCLUDED

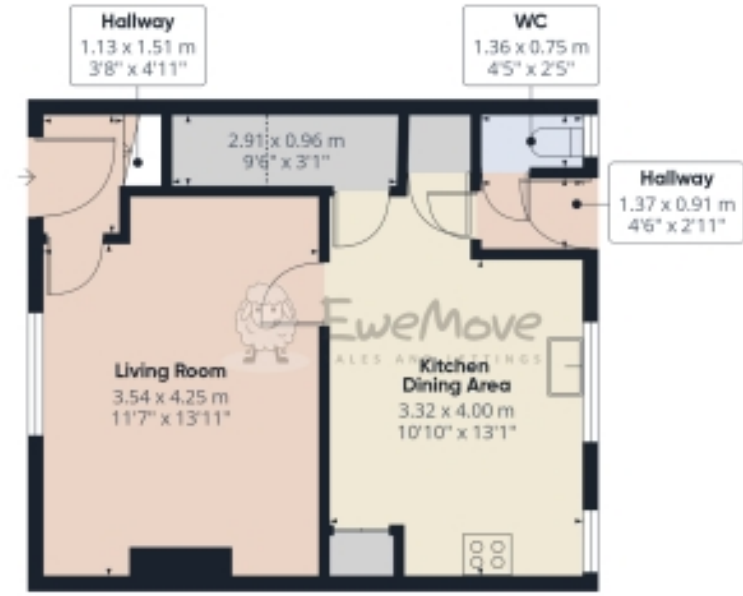
Floorplans



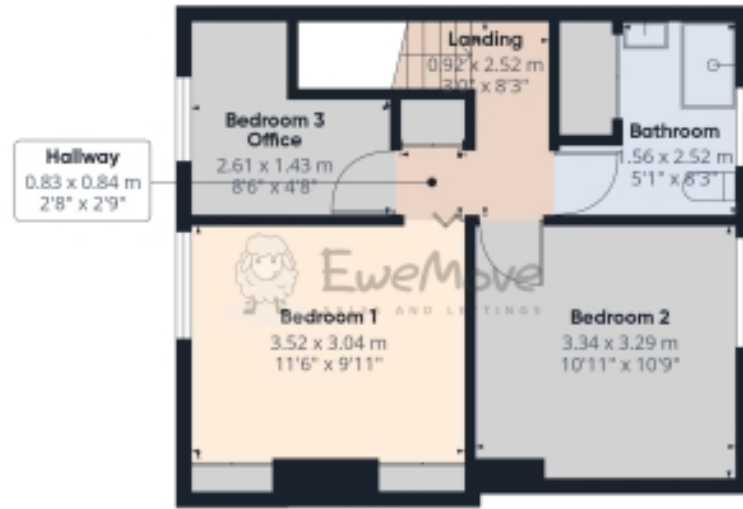
Floorplans



Floorplans



Floor 0



Floor 1



Approximate total area⁽¹⁾
76.4 m²
822 ft²

Reduced headroom
1.1 m²
12 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

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



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

DIGITALLY ALTERED IMAGE



Marketed by EweMove South Molton

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