



---

13 Kingsway

13 Kingsway, , South Molton, Devon, EX36 4AJ



Barnstaple 10 miles Tiverton 18 miles

---

## An appealing terraced house in a popular market town

---

- Appealing terraced house
- Sitting Room
- Dining Room
- Kitchen/Breakfast room
- Utility and Cloakroom
- Three Bedrooms
- Shower Room
- Front and good-sized enclosed rear gardens
- Council Tax Band B
- Freehold

Guide Price £205,000

### Situation

13 Kingsway is located in a quiet cul-de-sac towards the southern edge of the popular and traditional market town of South Molton. The town 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 and award-winning twice weekly pannier markets and weekly stock markets take place.

The A361 (North Devon Link Road) bypasses the town and provides an excellent link to Barnstaple and the renowned North Devon coast to the west and the M5 (J 27) and Tiverton Parkway train station on the Paddington Line to the east.

### Description

Of brick cavity construction under a tiled roof, 13 Kingsway is an appealing, mid-terraced property and is offered to the market with no onward chain. The property offers two reception rooms and three bedrooms and a good-sized, enclosed garden to the rear.

### Accommodation

A part-glazed front door leads into the STAIR HALL with stairs rising to the first floor. A door to the left leads into a double aspect SITTING ROOM which has a fireplace with a gas-fired living flame fire with display shelving to the right and views of the town over the garden to the rear. The DINING ROOM has a further door to the front and a glazed door through to the KITCHEN with a tiled floor and fitted with a modern range of matching wall and base units with one and a half bowl composite sink with mixer tap, gas cooker and hob and under stairs cupboard. A door leads through to the UTILITY which has plumbing for a washing machine, wall mounted units

and a door into a CLOAKROOM with a WC and wash basin.

On the FIRST FLOOR, the LANDING has views over the town to the rear. There are 3 BEDROOMS, each with built-in or fitted wardrobes/storage and the SHOWER ROOM is fitted with a modern suite comprising a pedestal wash basin, WC and a tiled shower cubicle with electric shower.

### Outside

To the front, a paved path with lawns either side lead gently down to a paved area next to the house and the front door.

To the rear there is a good-sized, enclosed garden. Initially there is a paved and gravelled area next to the house which extends out to a mainly lawned area with further gravel areas and planted with mature shrub borders. There is a small ornamental pond and a timber-framed garden shed with power and light connected.

### Services and further information

All mains services currently connected. Mains gas fired central heating via radiators. Mobile - Good service from all main providers (Ofcom). Broadband - Standard, superfast and ultrafast available (Ofcom). Parking - Unrestricted parking available on-street.

### Viewing

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

### Directions

From the western end of the town Square take the turning into South Street (B3226). Continue along South Street and take the third turning on the left into Kingsway. The property will be found soon after on the left.

What3words Ref: seatbelt.cheered.crackled



**Approximate Area = 965 sq ft / 89.6 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). © ncthecom 2025. Produced for Stags. REF: 1386159

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
(92-100) A			
(81-91) B			
(69-80) C		69	75
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

29 The Square, South Molton, EX36 3AQ

01769 572263

south-molton@stags.co.uk

stags.co.uk