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8 The Savoy Mews New Road, South Molton, EX36 4BY

Price Guide £185,000

A MODERN SEMI-DETACHED HOUSE situated just off the centre of South Molton offering exceptionally well presented TWO BEDROOM accommodation including a Kitchen/Dining Room, a Downstairs Cloakroom, a Sitting Room and a Bathroom with FRONT AND REAR GARDENS. Offered with No-On Going Chain.

SITUATION

8 The Savoy Mews is set in a quiet off road location a short walk from the centre of the much sought-after market town of South Molton, behind the police station and approximately five minutes walk from Sainsburys. The town offers a comprehensive range of amenities including schooling from nursery to secondary level, a supermarket, Mole Valley, Post Office, pubs, cafes and an abundance of independent and artisan shops. The town also bustles when the popular twice weekly, award-winning pannier and weekly stock markets take place. The A361 bypasses the town and provides an excellent link to the regional centre of Barnstaple and the North Devon coast to the west and the M5 and Tiverton Parkway train station (London Paddington 1h 57m) to the east.

There are excellent recreational and sporting facilities in the area with a swimming pool, bowls club, rugby and football clubs and tennis courts in South Molton, as well as Leisure Centre in Tiverton, Crediton and Barnstaple, near-by cricket clubs, fishing in the rivers Taw and Torridge, golf courses at Libbaton, Portmore and Saunton, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION

8 Savoy Mews is a modern semi-detached house situated on a quiet lane a short walk form the centre of South Molton. The property built approximately 12 years ago is of modern insulated cavity block construction under a tiled roof with rendered and colour washed elevations and double glazing throughout. Internally the well presented and spacious accommodation is well laid out over two floors and briefly comprises a Kitchen/Dining Room, a Sitting Room, and a Cloakroom on the Ground Floor, whilst on the First Floor there are two good sized double Bedrooms and a Bathroom. 8 The Savoy Mews benefits from all the modern refinements would expect from a property of this style and period including LPG gas central heating, solar PV, double glazing and has been tastefully redecorated throughout. Outside there are low maintenance Front and Rear Gardens. 8 Savoy Mews is offered with no-ongoing chain.

ENTRANCE

From the lane a concrete path leads through the garden and up to the half glazed Front Door opening into the

KITCHEN/DINING ROOM

A good sized room fitted with a range of matching white shaker style units to three sides under a laminate work surface with matching splash backs including and incorporating a single drainer stainless steel sink unit with mixer tap set below a window to the front with integrated dishwasher and space and plumbing for a washing machine below. On one side is a built in stainless steel oven and grill with inset four ring ceramic hob and stainless steel extractor fan over set between a range of matching wall units. At the rear of the units there is space for a four seater Dining Room table with radiator and useful walk in understairs storage cupboard housing the electric meters to one side. The Kitchen is finished with inset ceiling down lighting, laminate flooring, wall mounted LPG gas boiler and doors to the Cloakroom and Sitting Room.

CLOAKROOM

fitted with a matching white suite comprising a low level WC set below an obscure glazed window to the rear, and a pedestal wash hand basin with tiled splash backs. The Cloakroom is finished with a radiator, laminate flooring, coved ceiling and inset ceiling lighting.

SITTING ROOM

A spacious room with fully glazed sliding patio doors overlooking and leading out to the Garden, coved ceiling. laminate flooring and radiator.

STAIRS AND LANDING

Returning to the Kitchen, stairs with wooden balustrade and hand rail to one side lead to the first floor landing with doors to all rooms, hatch to roof space and coved ceiling.

BEDROOM 1

A double bedroom with window to the rear overlooking the garden and allowing roof top views over South Molton to open countryside in the distance, radiator and coved ceiling.

BEDROOM 2

Another double bedroom with window to the front, coved ceiling and radiator.

BATHROOM

fitted with a matching white suite comprising a panel bath with tiled and panelled splash backs, and 'Mira Zest' electric shower over; a pedestal wash hand basin with mirror and shaver light over; and a low level WC. The Bathroom is finished with an obscure glazed window to the side, a radiator and a coved ceiling.

OUTSIDE

From New Road a tarmac track over which 8 The Savoy Mews has a pedestrian right of way, leads to the front garden of the property being mainly gravelled with a paved path leading up tot he Front Door. At the side a gravel path continues down the side of the house through a wooden pedestrian gate

to the rear garden which is enclosed and benefits from new timber decking creating a well presented low maintenance addition.

SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage
Satellite available via Sky.
Broadband speed is Basic 17 Mbps and Superfast 45Mbps. Mobile Phone coverage by EE, 02 and Vodaphone (info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band B - £2,037.16.p.a. for 2026/27

VIEWING & DIRECTIONS

Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

In accordance with Data Protection Regulations, photography, microphone or video recording by buyers/prospective tenants either via their phone or Meta Glasses will not be permitted during a viewing unless this has been specifically requested and agreed in advance with the agent and their Vendor/Landlord/Tenant.

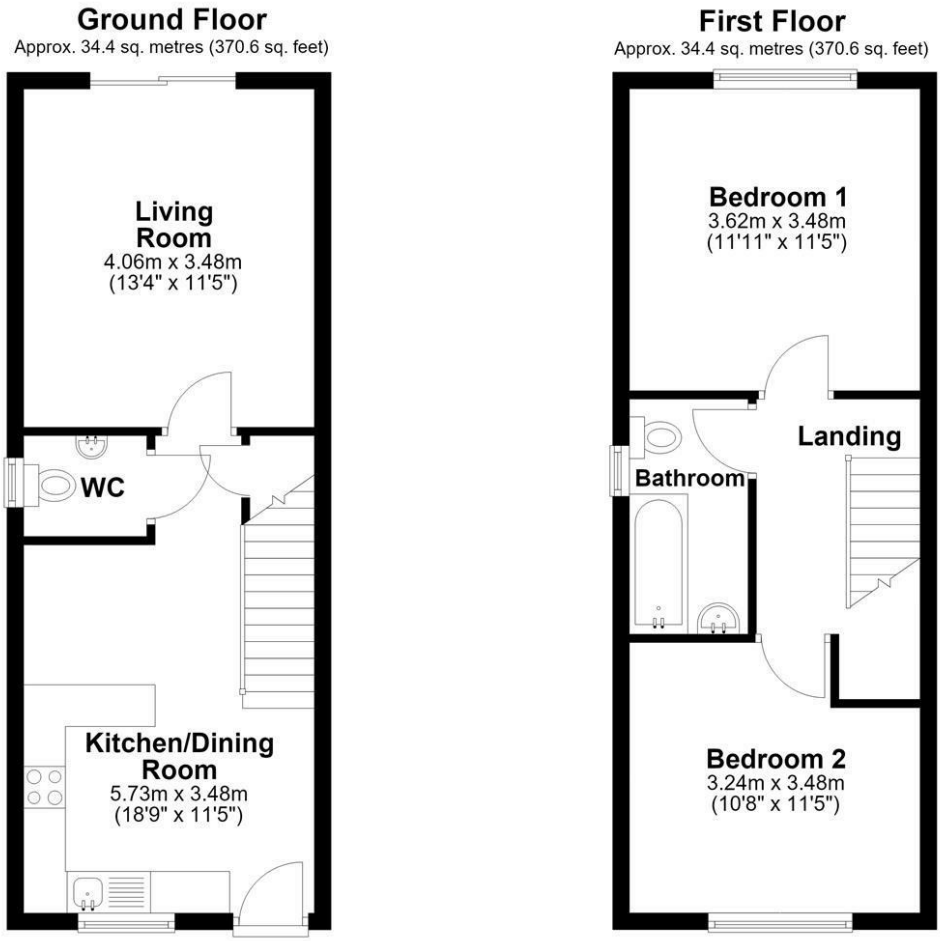
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For sat nav purposes - please use the property address or postcode.

DISCLAIMER

Please be aware (1) Neither the Vendor/Landlord or their Agent will be held liable for any damage or injury which may occur during a visit to the property. Any interested parties viewing the property do so entirely at their own risk.
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(3) Our details are produced in good faith & all property information provided as accurately as possible with the vendors'/Landlords' approval prior to publishing, however they are a general guide and cannot be relied upon as factual statements. We encourage buyers/prospective tenants to contact us with any queries about the property either prior to or after viewing.
(4) All measurements, photos, and distances mentioned are approximate.
(5) Any mention of appliances and/or services does not guarantee they are in full and efficient working order.
(6) We are not legal professionals, we can usually provide a copy of the property title register and plan but we do not see property title deeds or other legal paperwork. Buyers should always seek advice from a qualified conveyancer about any legal issues and ownership responsibilities.

Floor Plan



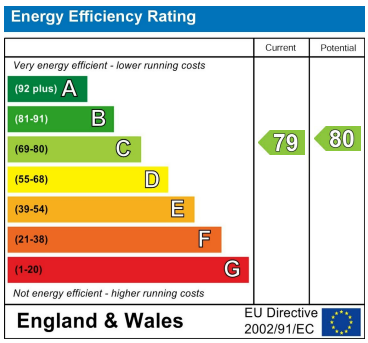
Total area: approx. 68.9 sq. metres (741.2 sq. feet)

8 The Savoy Mews

Area Map



Energy Efficiency Graph



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