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81 EAST STREET

South Molton, Devon EX36 3DQ

£140,000 FREEHOLD

Predicted Rental Income £TBC

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A charming three-bedroom property in a convenient location, offering spacious accommodation including a 20' reception room, kitchen with garden access, and three good-sized bedrooms. The home features a south-facing garden with a storage shed, solar panels, and scope for modernisation throughout. Ideal for buyers looking to create their perfect family home. EPC TBC

South Molton Office: The Square, South Molton, North Devon, EX36 3AQ **Email:** southmolton@webbers.co.uk

Key Features

- CONVENIENT LOCATION CLOSE TO AMENITIES
- REQUIRING MODERNISATION THROUGHOUT
- THREE BEDROOMS
- 20' RECEPTION ROOM
- SOUTH FACING GARDEN
- USEFUL STORAGE SHED
- SOLAR PANELS
- NO ONWARD CHAIN

Overview

Situated in a convenient location on East Street, South Molton, this well-proportioned three-bedroom home offers an excellent opportunity for modernisation and improvement.

The front door opens into a welcoming entrance porch, ideal for coat and shoe storage. From here, you enter the spacious 20' reception room, featuring dual front-facing windows that fill the space with natural light and a redundant fireplace to the rear. Two steps lead down to the kitchen at the rear of the property, which provides direct access to the south-facing garden.

Upstairs, there are three good sized bedrooms and a bathroom. Please note that the bathroom and bedroom three form part of a flying freehold over a passageway owned by the neighbouring property.

The property boasts an attractive south-facing garden, walled to one side, with a useful stone storage shed located at the end.

While the property would benefit from modernisation throughout, it has been advised that the roof has been replaced in recent years and the property benefits from solar panels.





The Area

South Molton has excellent local amenities which include a Sainsbury's supermarket, various shops. Pubs and restaurants, a post office, a health centre, a public park with a swimming pool and schools for all age range. Popular for its specialist shops and twice weekly market, the town stands just off the A361 (North Devon link road) which provides a quick route to the regional centre of Barnstaple (12 miles) and the M5 and national rail links at Tiverton.





Services and Utilities

We understand the property is connected to mains water, electricity and drainage.

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

Directions

From our office head down East Street and the property will be found on the right hand side.

Agents notes

The property does possess a flying freehold over a passageway owned by the neighbouring property. The property benefits from a pedestrian right of way through the passageway which provides access to the rear garden and storage shed.

View this property

Please contact our South Molton Office on 01769 573181

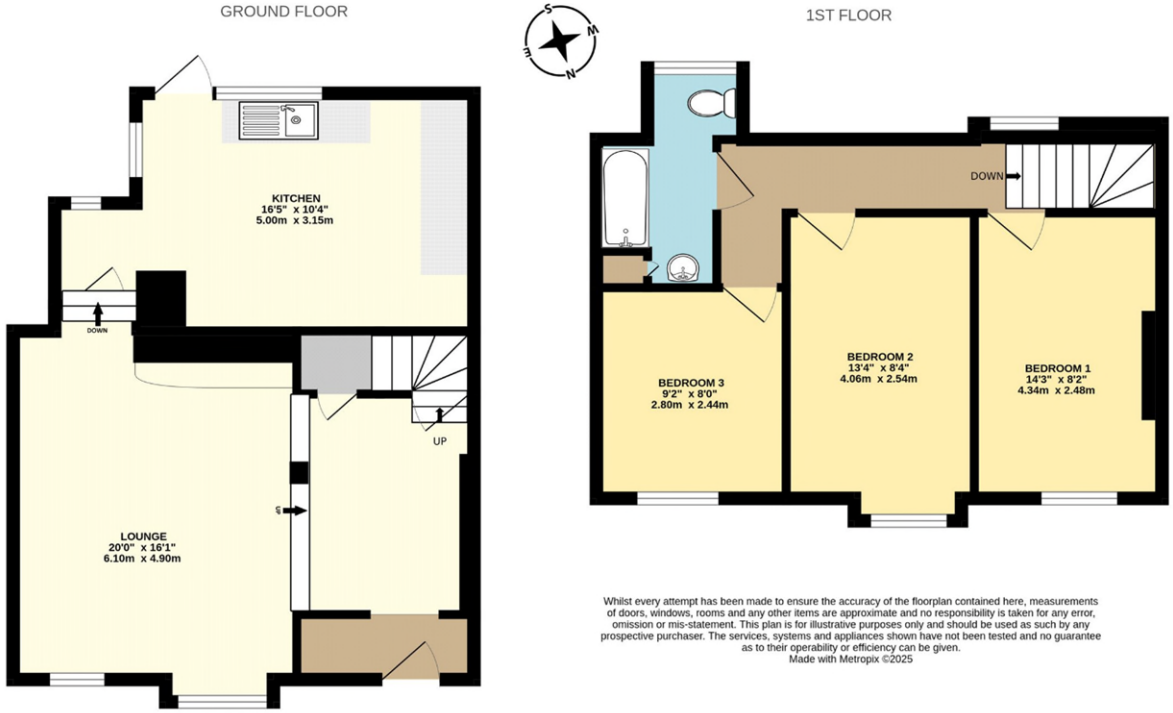
VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

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Viewing

Please contact our **South Molton** office on **01769 573181** if you wish to arrange a viewing appointment for this property or require further information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk Based on these details, our Lettings & Property Management Department suggest an achievable gross monthly rental income of £TBC to £TBC subject to any necessary works and legal requirements (correct at TBC). This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal. Purchasers should be aware that any property let out must currently achieve a minimum band E on the EPC rating, and that this rating may increase. Please refer to your solicitors as the legal position may change at any time.**We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk**

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