



23 WHITEHALL CLOSE
South Molton, Devon, EX36 4EQ

Guide Price £190,000 FREEHOLD
Predicted Rental Income £850-900pcm



A generously proportioned three-bedroom mid-terrace home with an enclosed rear courtyard garden, large front garden and garage, offering exciting scope for modernisation and improvement. Conveniently positioned within walking distance of South Molton town centre and offered for sale with no onward chain.

KEY FEATURES

- MID TERRACED HOME
- CUL-DE-SAC LOCATION
- THREE GOOD SIZE BEDROOMS
- GARAGE AND GARDEN
- WALKING DISTANCE TO TOWN CENTRE AND LOCAL AMENITIES
- OFFERED WITH NO ONWARD CHAIN

23 Whitehall Close is situated in a quiet cul-de-sac in a convenient position within the popular market town of South Molton. Offering three bedrooms, generous living accommodation and a garage, the property provides an excellent opportunity for purchasers looking to create a home to their own taste and specification.

The property is approached through an entrance porch which opens into a spacious living/dining room. This generous reception space overlooks the front garden and incorporates the staircase rising to the first floor.

The kitchen is fitted with a range of matching wall and base units, together with space and plumbing for appliances. An inner hall provides access to a useful ground-floor shower room, comprising a shower, wash hand basin and WC.

On the first floor are three bedrooms and a family shower room. Bedroom one is a generous double bedroom with a built-in wardrobe and an outlook over the front elevation. Bedroom two is also a double bedroom and benefits from built-in storage, while bedroom three would make an ideal single bedroom, small double, home office or nursery.

The family shower room comprises a standalone shower, WC and wash hand basin. Also accessed from the landing is a particularly useful large walk-in storage cupboard, which may offer potential for conversion to an en-suite facility, subject to any necessary consents and alterations.

Outside, the enclosed rear courtyard provides a private and low-maintenance space for outdoor seating. To the front is a particularly generous garden, predominantly laid to lawn, with a pathway leading to the front entrance. The property also benefits from a single garage situated in a nearby block.

With its generous accommodation, gardens and considerable potential for updating and improvement, 23 Whitehall Close represents an excellent opportunity for buyers seeking a home they can personalise, all within convenient reach of South Molton town centre.



THE AREA

The property is within easy reach of the heart of South Molton, giving the property a setting that combines day to day convenience with the character of a traditional North Devon market town. South Molton is known for its independent shops, schools for all ages, regular markets and has a strong sense of community, while the surrounding countryside adds to the area's wider appeal. The town provides a useful range of everyday amenities and a straightforward base for exploring the wider North Devon landscape, whether for country walks, time on Exmoor or access towards the coast. For buyers seeking a home that offers both modern surroundings and an established local centre nearby, this part of South Molton has a great deal to recommend it.

DIRECTIONS

From our office, leave the Square via South Street. Take the first right turn into Cooks Cross. Follow the road around a sharp bend and take the first right into Whitehall Close.

SERVICES AND UTILITIES

Mains gas, electric and water. Hot air heating system. 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>

Construction: We are advised the property is of partial timber and partial brick construction.



View this property

Please contact our South Molton Office on 01769 573 181

**VIEWING STRICTLY BY APPOINTMENT
WITH THE SOLE SELLING AGENT.**



Viewing

Please contact our **South Molton** office on **01769 573 181** if you wish to arrange a viewing appointment for this property or require further information.



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 ETBC to ETBC 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>

