



### 34 THE GAVEL

South Molton, Devon EX36 4BP

**£220,000 FREEHOLD**

**Predicted Rental Income £TBC**



A three bedroom end of terrace home in South Molton, offering spacious living accommodation, an enclosed rear garden with views across allotments and fields beyond, and two allocated parking spaces. An ideal opportunity for first time buyers or investment purchasers alike. EPC C

## Key Features

- End of terrace house
- Countryside views
- Three bedrooms
- Situated within walking distance of the town centre
- Parking
- Gas central heating
- No onward chain

## Overview

34 The Gavel is a three-bedroom end of terrace home, conveniently situated within South Molton. The property offers comfortable, well-proportioned accommodation with scope for a new owner to personalise to their own tastes over time. It would make an ideal first home or investment purchase and benefits from two allocated parking spaces.

On entering the property, the kitchen is positioned to the left with a useful ground floor WC to the right. The hallway continues through to a spacious lounge/dining room, with sliding doors opening directly onto the rear garden. Upstairs there are three bedrooms, comprising two doubles and a single, together with the family bathroom.

Outside, the property has an enclosed rear garden which enjoys a pleasant open outlook across the neighbouring allotments and towards the fields beyond. The garden is accessed directly from the lounge/dining room, while two allocated parking spaces provide convenient off-road parking.



## 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 ranges. 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

### Directions

From our office in the square in South Molton, proceed down East Street in the Tiverton direction, taking the first turning on the right into New Road. Travel down and take the second turning on the left into Dart Park. Take the first left into The Gavel, the parking can be found on the right hand side and no 34 is in the far-right hand corner.

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>

**View this property**

Please contact our South Molton Office on 01769 573181

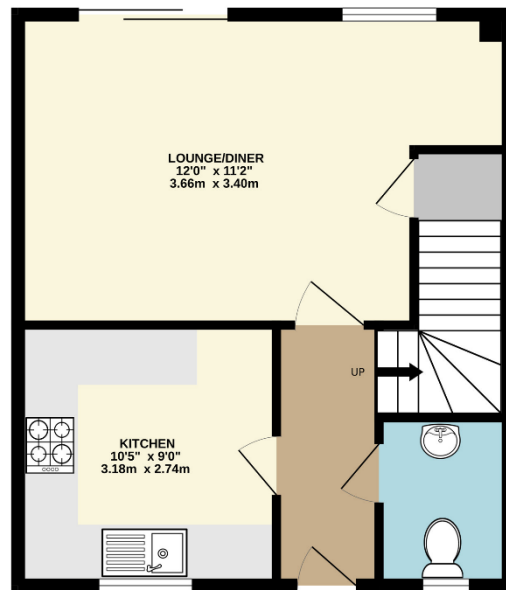
**VIEWING STRICTLY BY  
APPOINTMENT WITH THE  
SOLE SELLING AGENT.**



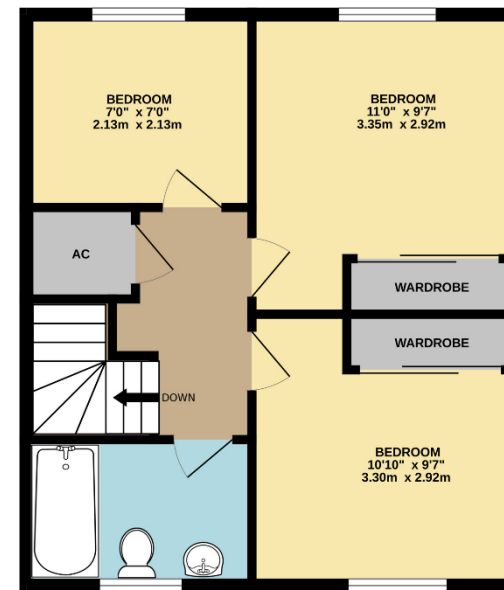
## Viewing

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

GROUND FLOOR



1ST FLOOR



34 THE GAVEL, SOUTH MOLTON, DEVON, EX36 4BP

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.  
Made with Metropix ©2026



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](https://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>

