



22 HUGH SQUIER AVENUE
South Molton, Devon EX36 3DR

£240,000 FREEHOLD
Predicted Rental Income £1100pcm



A well presented three bedroom home with a sunny south-facing garden, resin driveway for two vehicles and useful outbuildings. Featuring an attractive replacement kitchen with quartz worktops, living room with log burner and bay window, plus an updated bathroom. EPC C

Key Features

- Three Bedroom Terraced House
- Good sized South Facing Rear Garden
- Resin Driveway
- Recently fitted Kitchen & Bathroom
- Quartz Worktops
- Living Room with Log Burner
- Gas fired central heating

The property is a well presented three bedroom home, conveniently situated within South Molton and offering comfortable accommodation together with a sunny south-facing rear garden. The property has been improved by the current vendors, including a replacement kitchen and bathroom suite, and benefits from a log burner, useful outbuildings and a resin driveway providing off-road parking for two vehicles.

The front door opens into the hallway, with the living room positioned to the left and featuring a bay window to the front elevation together with a log burning stove. Continuing through the hallway is the attractive kitchen, which has been replaced by the current vendors and is fitted with a range of units complemented by quartz worktops, a composite sink and large range-style cooker. Doors open directly from the kitchen onto the rear garden, while a further door gives access to a useful utility area, store and WC at the rear of the property. On the first floor, a spacious landing leads to three bedrooms and the bathroom, which has also been updated with a replacement suite, together with a separate WC.

Outside, the property benefits from a resin driveway to the front providing parking for two vehicles. To the rear is a pleasant south-facing garden which enjoys a sunny aspect and provides a good space for sitting out and entertaining. The garden also incorporates a number of useful sheds and outbuildings, providing excellent additional storage.

NB: Please note that some photographs within these property particulars have been digitally enhanced using AI for presentation purposes. Edits are intended to improve lighting, colour, perspective and/or reduce visual clutter. No alterations are intended to misrepresent the property's structure, layout, permanent features or condition. Prospective purchasers should satisfy themselves as to the property's appearance and condition during their viewing.



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 tennis courts, 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

All mains services connected.

Gas fired central heating.

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 travel along East Street. After approximately 350 yards turn left onto station road. After a short while there is a turning on your right into Hugh Squier Avenue. The property will be found shortly after the roundabout on your left hand side.

What3words: ///edgy.motored.revamping

View this property

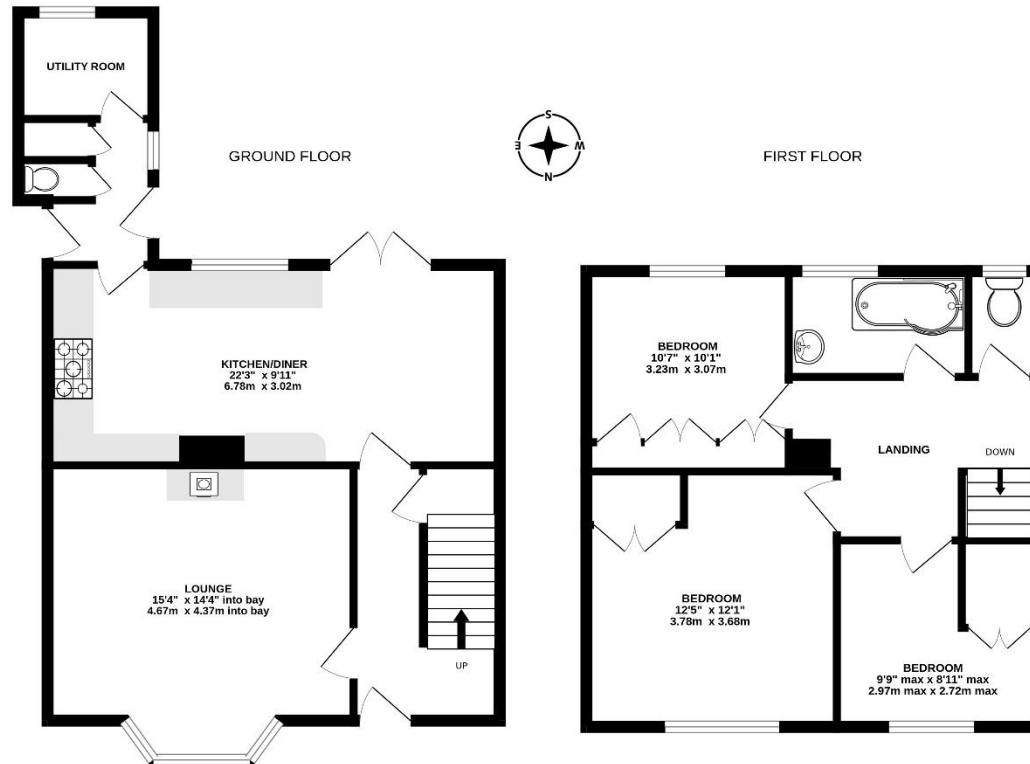
Please contact our South Molton Office on 01769 573181

**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.



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>

