



1 BIDDERS COURT

South Molton, Devon EX36 3BQ

£160,000 LEASEHOLD

Predicted Rental Income £700 - £750 pcm



A spacious and well-presented two-bedroom ground floor flat, conveniently located close to South Molton town centre. Featuring a modern kitchen/dining room, generous principal bedroom, private courtyard and allocated parking, this attractive home is ideal for first-time buyers or investors. EPC C

South Molton Office: The Square, South Molton, North Devon, EX36 3AQ

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Key Features

- GROUND FLOOR FLAT
- LEASEHOLD (999 YEAR LEASE DATED FROM 2016)
- TWO BEDROOMS
- PARKING SPACE
- COURTYARD
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

Overview

1 Bidders Court is a deceptively spacious and well-presented two-bedroom ground floor flat, conveniently positioned within easy reach of the town centre. The property forms part of the attractive redevelopment of the former Bidders Court building, which was completed in 2016 to create just five individual homes.

The accommodation is well arranged and includes a comfortable living room opening through to a spacious kitchen/dining room. There are two bedrooms, with the principal bedroom benefiting from an additional dressing or study area, together with a well-appointed bathroom and gas-fired central heating.

To the rear, the kitchen opens directly onto a private enclosed courtyard, providing a useful outside space. The property also benefits from a private allocated parking space situated just a short distance away. An appealing and conveniently located home, ideally suited to first-time buyers, investors or those looking to be close to the town centre.

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

Within easy reach of the heart of South Molton the property is in a location 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.

Services and Utilities

All mains services connected

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 on The Square, proceed out of town along Barnstaple Street. Bidders Court can be found on the left hand side, just beside Chanters Bakery. No 1 is located on the road side. Parking space is located at the top of Widgery Drive on the right hand side, clearly marked with a footpath leading to Bidders Court.



Tenure and service information –

We are advised by the vendors that the property is leasehold, with the leaseholders also owning a 50% share of the freehold. The lease was granted in 2016 for a term of 999 years. We understand the remaining 50% share of the freehold is held by South Molton Abbeyfield Society. We are advised that the parking space is on a separate title and is freehold which is to be sold with 1 Bidders Court.

Buildings insurance is shared with the flat above, with the vendors currently contributing approximately £220 per annum (correct as at September 2026). We are advised that the owners of Flats 1 and 2 are jointly and equally responsible for the maintenance of the structure of the building.

Prospective purchasers should ask their legal adviser to verify the tenure, freehold ownership, insurance costs, ground rent and maintenance obligations.

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
Approximate Floor Area
764 sq. ft.
(71.0 sq. m.)

1 Bidders Court, South Molton

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
www.virtual360.net

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>

