



The Mews, 41c East Street, South Molton, Devon EX36 3DF
Offers in the Region of £294,000



The Mews, 41c East Street South Molton, Devon EX36 3DB

A charming and spacious period mews house, tucked away in a private location within a level walk of the town centre.

- Fitted kitchen opening into Dining Room
- Sitting Room with feature open fireplace
- 3/4 Bedrooms
- 2 Bath/Shower rooms
- Gas fired radiator heating
- Secluded cottage style rear garden
- Garaging for approximately two cars and workshop

This conveniently situated, early Victorian home is Grade II listed and benefits from a private location well off the main road. South Molton, a historic market town, enjoys a good range of shopping facilities with a Sainsburys supermarket, hotel, public houses, churches, library, primary and secondary schools, hospital, etc. The coast and wide sandy beaches of Saunton, Croyde and Woolacombe are within easy driving distance. Exmoor National Park is about 5 miles distant.

Entrance Hall Part glazed door to front, part wood clad walls and staircase to first floor landing.

Dining Room Former fireplace fitted with Rayburn range cooker providing central heating via radiators and hot water, laminate flooring, opening to kitchen.

Kitchen Comprehensively fitted with cream painted wall, base and open display units, ceramic one and half bowl sink, spaces for dishwasher, cooker and fridge freezer, fitted extractor hood, solid beech work surfaces, tiled splash backs and laminate flooring.

Reception Room/Bedroom 4 Brick feature fire place with fitted gas fire, under stairs storage cupboard and shelving.

Store Room Part painted wood clad walls, large airing cupboard housing hot water cylinder.

Bedroom 1 Picture rail, two built-in double wardrobes.

Bedroom 2 Double built-in wardrobe, fitted wash hand basin.



Bedroom 3

Bathroom White three piece bathroom suite including Jacuzzi bath, pedestal wash hand basin, low level WC, heated towel rail, tiled splash backs, vinyl flooring.

Shower Room Corner shower cubicle, vanity unit fitted with circular wash hand basin, low level WC, extractor fan, heated towel rail, vinyl flooring.

Sitting Room A lovely light dual aspect room with two Velux roof windows, vaulted ceiling with exposed painted A frames, open feature fire place with stone surround, door to study.

Study/Bedroom Vaulted ceiling with exposed painted A frame beams, Velux roof window and door to garden.

OUTSIDE

The secluded cottage style garden is approached from either the study or via steps from the entrance drive over which the property enjoys a right of way. The pretty garden has a level lawn area, well presented flower borders, brick and gravel path, brick patio seating area, feature pond, further gravelled seating area, wall, hedge and fence surrounds, gate to side access which leads down to a small gravelled courtyard giving access to the:

Store/Workshop 12'7 x 11'6 (3.84m x 3.51m) Door and window to front, disused WC, power points and lighting.

Garage/Utility area 25' x 15'6 (7.62m x 4.72m) Having space for approximately two cars, double doors to front one with stable door, period brick flooring, disused fire place, space for log storage. The utility area incorporates a double floor cupboard, space and plumbing for washing machine, space for a freezer. Power and light is connected.

Services: Mains gas, water, drainage and electricity.

Tenure: Freehold.

Local Authority: North Devon District Council

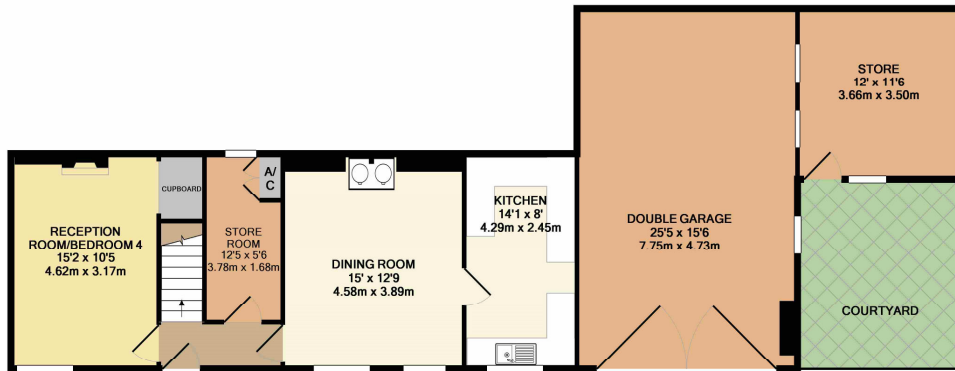
Council Tax: Band D.

EPC exempt

DIRECTIONS

Leave town in an Easterly direction via East Street. Go past Station Road on the left and after about 200m, on reaching the Studio/Art Gallery on the left, turn under the adjacent archway and the property will be found on the left.





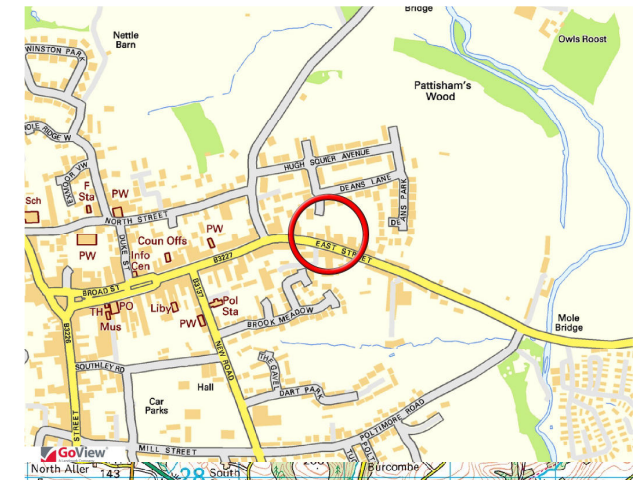
GROUND FLOOR
APPROX. FLOOR
AREA 1118 SQ.FT.
(103.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1200 SQ.FT.
(111.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2317 SQ.FT. (215.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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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