



4 Queen Street

4 Queen Street, , South Molton, Devon, EX36 3AA



Barnstaple 11 miles Tiverton 18 miles
Exeter 32 miles

A ground floor flat just off the town centre

- Spacious ground floor flat
- Open plan kitchen/living/dining room
- Two double bedrooms
- Shower Room
- Leasehold with share of freehold
- Council Tax Band A

Guide Price £105,000

Situation

4 Queen Street lies just off the centre of the traditional market town of South Molton which offers a comprehensive range of amenities, including schooling from nursery to secondary level, Sainsbury's supermarket, Post Office, pubs, cafes and an abundance of independent and artisan shops. The town also bustles when the popular twice weekly pannier and weekly stock markets take place.

The recently improved A361 (North Devon Link Road) bypasses the town and provides good access to the regional centre of Barnstaple to the west and to Tiverton, the M5 and Tiverton Parkway train station (London Paddington 2 hours) to the east. Both Exmoor National Park and the renowned North Devon coastline are within easy reach by car.

Description

4 Queen Street is a ground floor flat close to the centre of the town. The flat is situated in a period property and internally will be found to be in reasonable decorative order. Ideally suited to a first time buyer or buy to let.

Accommodation

From Queen Street a part glazed door leads into the KITCHEN/LIVING ROOM, the kitchen area comprises fitted units with worktop over, stainless steel sink with mixer tap, space for washing machine, electric cooker with hood over and space for fridge (all included). Ample space exists for a dining table.

The living area has 3 South facing sash windows and there is also a door to a communal hall with a separate entrance on to South Street. Beyond the kitchen

is a passageway with a cupboard housing the boiler and water cylinder. Off the passage way there are TWO DOUBLE BEDROOMS. The SHOWER ROOM has a corner shower cubicle with mixer shower, WC and vanity wash basin.

The apartment has the benefit of entry either via the side door into Queen Street or via the front door in South Street which is a communal entrance.

Services and additional information

Mains electric, water and drainage. Electric heating. Mobile signal from all major providers. Standard, superfast and ultrafast broadband are available (Ofcom).

The property is leasehold with the remainder of a 999 year lease (started in January 2012) The property has a third share of the freehold.

Rental valuation of £700 could be obtained.

Viewing

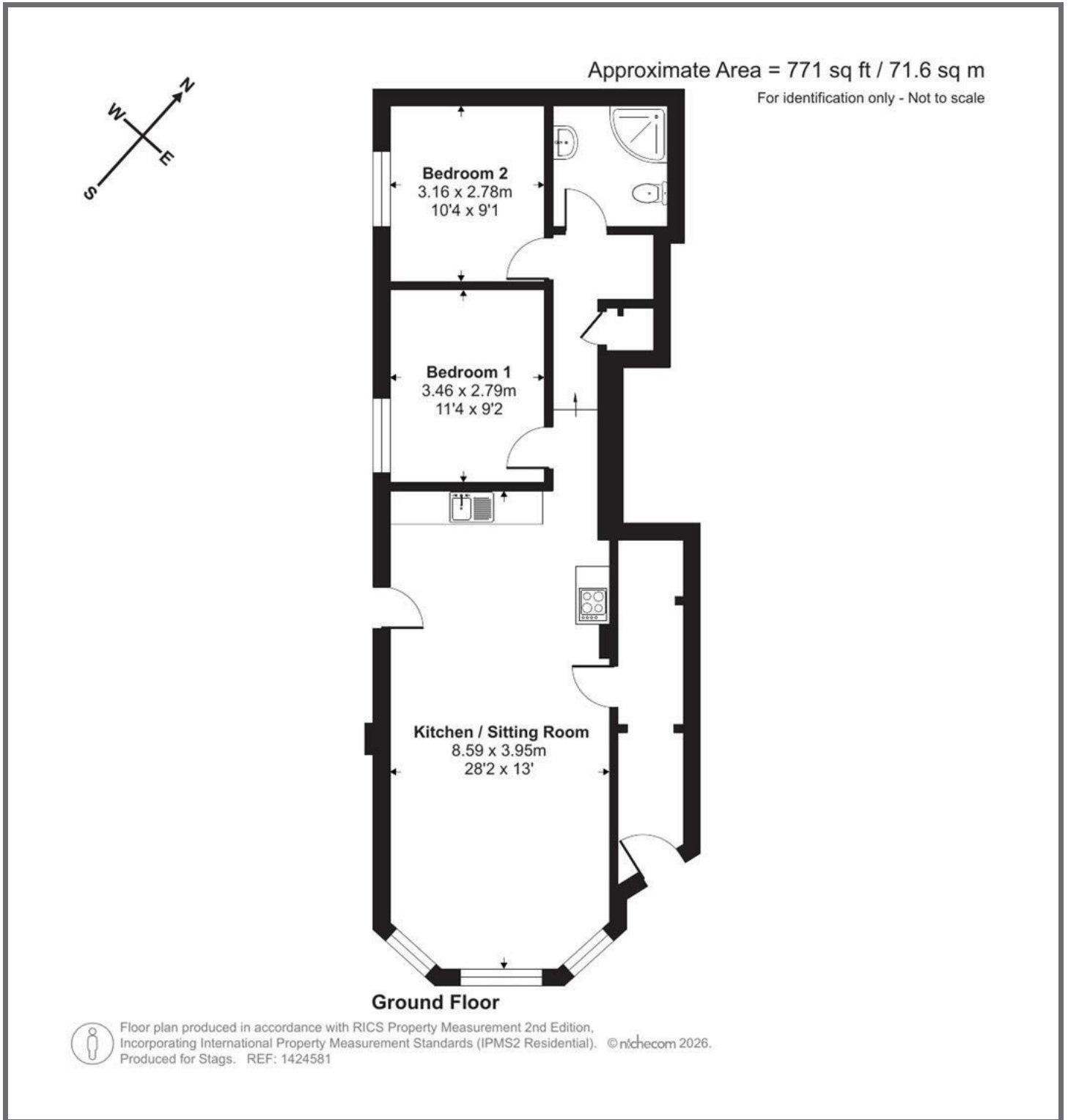
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572 263.

Directions

From the Square in South Molton proceed on foot towards the Royal Mail sorting office, go past the Cheese Larder and take the first turn to the right into Queen Street, no 4 is the first on the right.

What3words ///transit.aunts.draw





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating | | Current | Potential |
|---|-----------|-------------------------|-----------|
| (91-100) A | (81-90) B | (71-80) C | (61-70) D |
| (51-60) E | (31-40) F | (11-20) G | |
| Net energy efficient - higher scoring coats | | 69 | 42 |
| England & Wales | | EU Directive 2002/91/EC | |

29 The Square, South Molton, EX36 3AQ

01769 572263

south-molton@stags.co.uk

stags.co.uk