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Mount Pleasant, 23 West Street
South Molton, EX36 4DQ

A well positioned semi detached house for modernisation

Town Centre 0.2 miles Barnstaple 10 miles Tiverton 18 miles

• Sitting Room • Dining Room • Kitchen • Breakfast Room • Utility Room • 4
Double Bedrooms • Front and Back Gardens • NO ONWARD CHAIN •

Offers invited £189,950

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SITUATION

Mount Pleasant is set in an elevated position only a short walk from the centre of the popular and attractive market town of South Molton. Focused around the town square South Molton offers a comprehensive range of everyday amenities including a large variety of shops, Sainsbury's supermarket, Post Office, banking facilities, pubs, restaurants and cafes. Schooling to secondary level, a health centre and library are amongst the many other facilities available. The town dates from the Saxon era and is absolutely bustling when the increasingly popular twice weekly pannier market (Thursday/Saturday) and stock market (Thursday) take place. The A361 bypasses the town and provides quick access to the regional centre of Barnstaple to the west and Tiverton and M5 to the east, Tiverton Parkway Station provides an express service to London Paddington. The main bus route from Tiverton to Barnstaple passes through South Molton providing excellent links to surrounding areas.

DESCRIPTION

Mount Pleasant is a an imposing double-fronted, semi-detached cottage set toward the western

edge of the town. Offset from the street behind a generous front garden, the cottage forms part of a pair, believed to be well in excess of 200 years old and has remained in the ownership of the same family for 67 years.

ACCOMMODATION

The front door leads into the enclosed, half glazed entrance PORCH and then through a part glazed door into the ENTRANCE HALL with part wood panelling and doors leading to the principal downstairs rooms and stairs to the first floor. The two main reception rooms enjoy a southerly facing aspect, to the left of the hallway is the spacious SITTING ROOM, with open fireplace (currently sealed), to the right is the DINING ROOM, with fireplace, gas fire and Baxi boiler. At the back of the hall and to the left, the double aspect BREAKFAST ROOM has steps leading into the KITCHEN with space for cooker, vintage low and high level units and a stainless steel sink/drainer. A door leads out into a covered courtyard/rear porch. On the other side of the main hallway is the staircase and downstairs CLOAKROOM with Saniflo WC and a wash hand



basin. A door leads into the UTILITY ROOM/ SECOND KITCHEN with stainless steel sink/ drainer, low level units with worktop over and small pantry, a further doorway leads out into the COVERED COUTYARD/REAR PORCH with further door to the hallway, kitchen and back garden.

On the first floor, the staircase leads to an attractive and spacious galleried landing, with doors to all FOUR DOUBLE BEDROOMS, with large storage storage cupboard and airing cupboard. The FAMILY BATHROOM is fitted with a white suite with low level WC, pedestal washbasin, and claw-foot enamel bath.

OUTSIDE

There are gardens both front and rear. At the front steps lead from the street to a path that meanders to the front door through gently sloping gardens mainly laid to lawn, with plants and shrubs dotted throughout. To the back, steps lead from the rear porch to the enclosed and secure rear garden, with level lawn, a path runs its length giving access to an outside WC and three further stone buildings that are all connected to the rear of the property.

Further land adjoining the property is available by separate negotiation.

VIEWING

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

DIRECTIONS

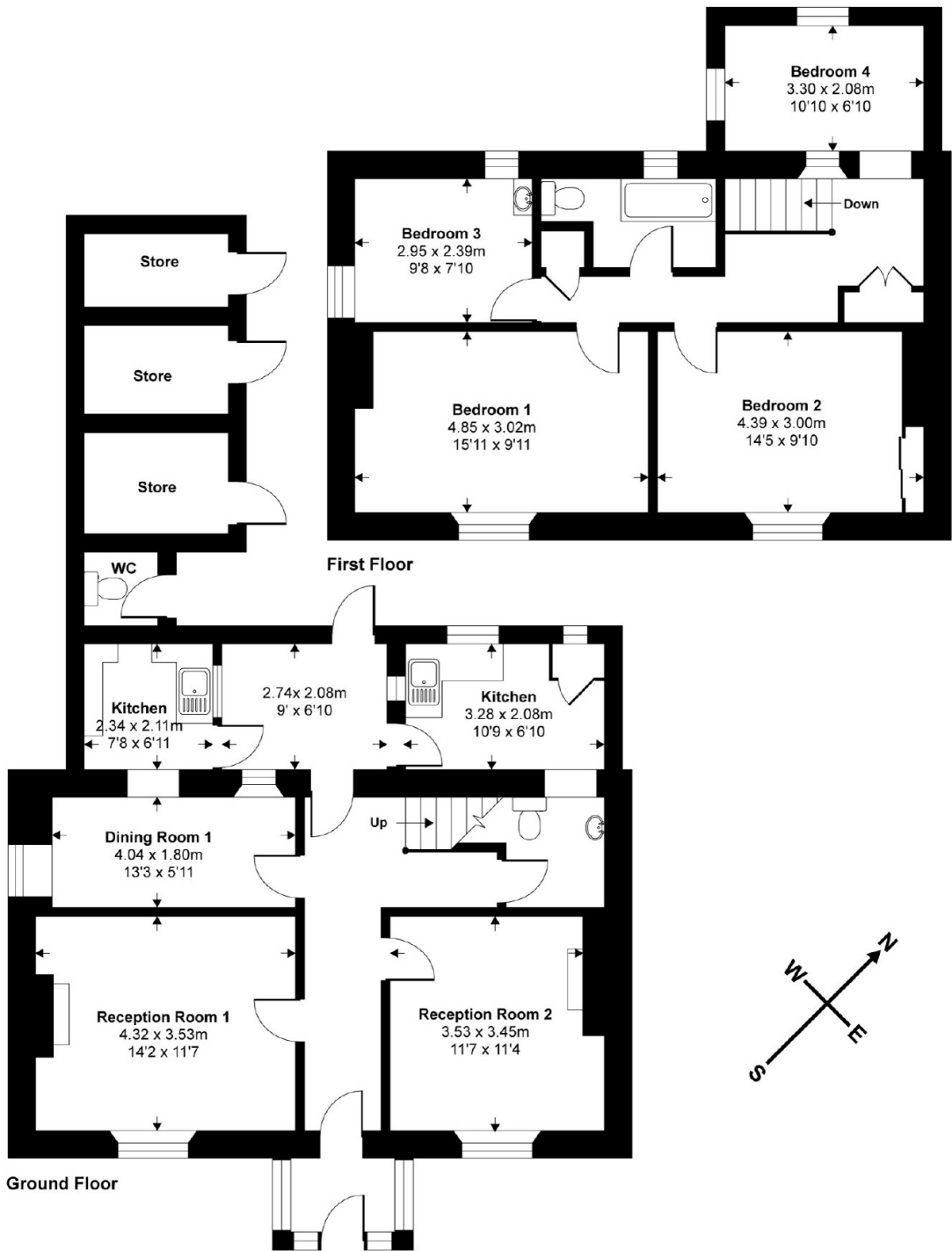
From South Molton Town Square proceed in a westerly direction, following the signs to Barnstaple. Continue into Barnstaple Street and upon reaching the first crossroads turn left into West Street. After a short distance the property will be found on the right hand side of the street, opposite the turning for West End Terrace. The house will be found set back from the road with a Stags For Sale board clearly displayed.

SERVICES

All mains services currently connected. Central heating via radiators.



Approx. Gross Internal Floor Area
137.7 Sq Metres 1483 Sq Ft (Excludes Stores / WC)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		53
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	