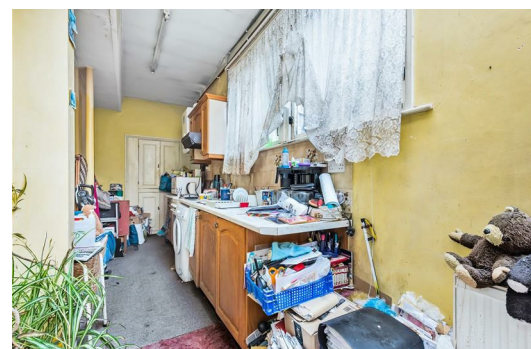




**16a Station Road, South Molton, Devon, EX36 3DN**

**Offers in excess of £200,000**

CONVENIENTLY LOCATED CLOSE TO THE CENTRE OF THE ATTRACTIVE MARKET TOWN OF SOUTH MOLTON THIS IS A 3 BED SEMI DETACHED TWO STOREY STONE BUILT HOUSE CURRENTLY SUBDIVIDED IN INTO TWO FLATS WHICH COULD EASILY BE RECONFIGURED INTO A GOOD SIZED 3/4 BEDROOMED DWELLING.



**THE PROPERTY**

This is a rare opportunity to purchase a substantially built stone and slate house which could be returned from its current configuration to a good sized town property located in a very accessible location close to the centre of South Molton. The property is currently configured two flats the ground floor as a one bed and the first floor as a two bedroomed both in need of updating and modernisation.

**Station Road, South Molton, EX36**

Approximate Area = 1191 sq ft / 110.6 sq m  
For identification only - Not to scale



**DIRECTIONS**

From South Molton square head East and take the first left up Station Road just after passing the petrol station. 16 Station road will be found after a short distance on the left hand side marked with a for sale sign.

**FLOOR PLANS**

The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**IMPORTANT NOTICE**

Nancekivell & Co, their clients and any joint agents give notice that:

(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**LOCAL AUTHORITY**

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711. <http://www.northdevon.gov.uk>

**METHOD OF SALE**

The property will be offered for sale by with best offers invited by the 25th February 2022.

**TENURE**

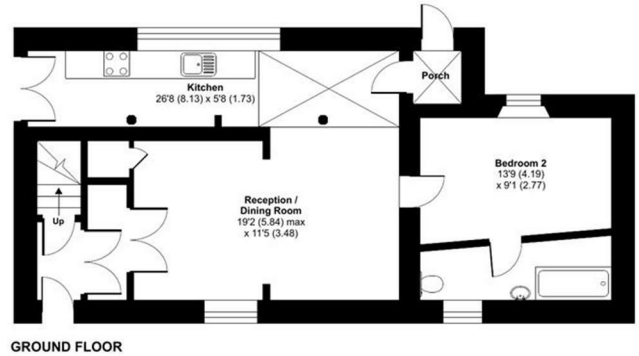
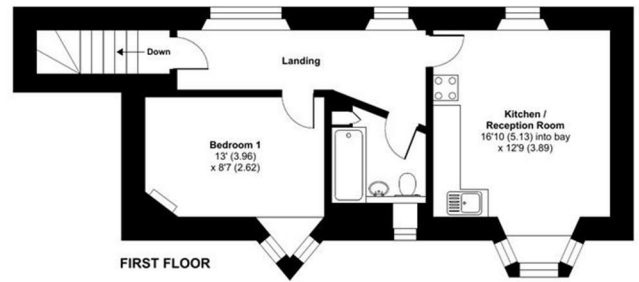
The property is freehold and will be offered for sale with vacant possession. The existing AST tenancy ends on or before the 24th March 2022

**SERVICES**

Mains electricity, Mains water supply, Mains drainage.

**VIEWING**

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Nancekivell & Co. REF: 802492



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E		35	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

