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30 Cooks Cross



30, Cooks Cross, South Molton, Devon EX36 4AW



Short & Level Walk to Town Square  
Barnstaple 10 miles Tiverton 18 miles

A charming end of terrace  
cottage with well-proportioned  
and pretty walled gardens.

- 2 Bedrooms
- Excellent Investment Opportunity
- Living Room
- Kitchen
- Shower Room
- Large Garden
- Stone Shed/Store
- No Onward Chain
- Council Tax Band 'A'
- Freehold

Guide Price £149,950

#### Situation

30 Cooks Cross is situated only a short and level walk from the centre of the popular and traditional market town of South Molton. Situated at the heart of North Devon, South Molton is known as the 'Gateway to Exmoor'. To the unfamiliar, North Devon is an exceptionally unspoilt part of the county and widely known for its stunning scenery and natural 'Picture Postcard' beauty. The region is not only renowned for its outstanding and award-winning beaches with their vast expanses of golden sands but also for its plethora of enchanting and quaint villages, lush, rolling countryside and the rugged, uncompromising beauty of Exmoor National Park and its dramatic coastline.

The market town of South Molton offers a comprehensive range of amenities, including schooling from nursery to secondary level, Sainsbury's supermarket, Post Office, banking facilities, pubs, cafes and an abundance of independent and artisan shops. The town bustles when the 'national award winning', popular twice weekly pannier and weekly stock markets take place.

The A361 bypasses the town and provides brisk passage to Barnstaple and the North Devon coast to the west and the M5 and Tiverton Parkway train station (London Paddington 1h 57m) to the east.

#### Description

30 Cooks Cross is an appealing 2 bedroom, end of terrace cottage complemented by some character features and a generously-portioned garden and stone store/barn. The property is of stone construction beneath a slate roof, has been improved/modernised throughout and offers the opportunity for further improvement. The cottage has proved to be a successful rental property and is available with 'no onward chain'.

#### Accommodation

The part glazed front door opens into the LIVING ROOM with inglenook fireplace, with freestanding gas fire, set upon a slate hearth at its centre, tiled floor, door to kitchen and door to staircase up with storage cupboard beneath.

The KITCHEN is fitted with a range of light base units with light worktop over, tiled splashbacks, matching wall units/shelving. space for both fridge/freezer and freestanding cooker with fitted extractor hood above. The fully tiled SHOWER ROOM is fitted with a white suite, comprising; shower cubicle, basin, WC and heated towel rail. The REAR HALLWAY, with door to patio and garden and utility cupboard with space/plumbing for washing machine and shelving above.

The stairs open up to a large and impressive MASTER BEDROOM (17'6"x15") with some fitted storage. BEDROOM 2 is a single room (14'2"x5'4").

#### Outside

The walled garden is predominantly laid to lawn, with planted borders and bisected by a path leading from the courtyard/patio directly behind the house to a terrace at the top, the perfect space for a table/chairs. There is a large, secure wooden shed and further barn/store (10'8"x7') with stone floor, door and window.

#### Services & Additional Information

All 'mains services' are currently connected. Full uPVC double glazing throughout. 'Standard', 'Superfast' & 'Ultrafast broadband is available (Ofcom). Mobile phone coverage from the major providers is 'Likely' and/or 'Limited' (Ofcom).

#### Viewings

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

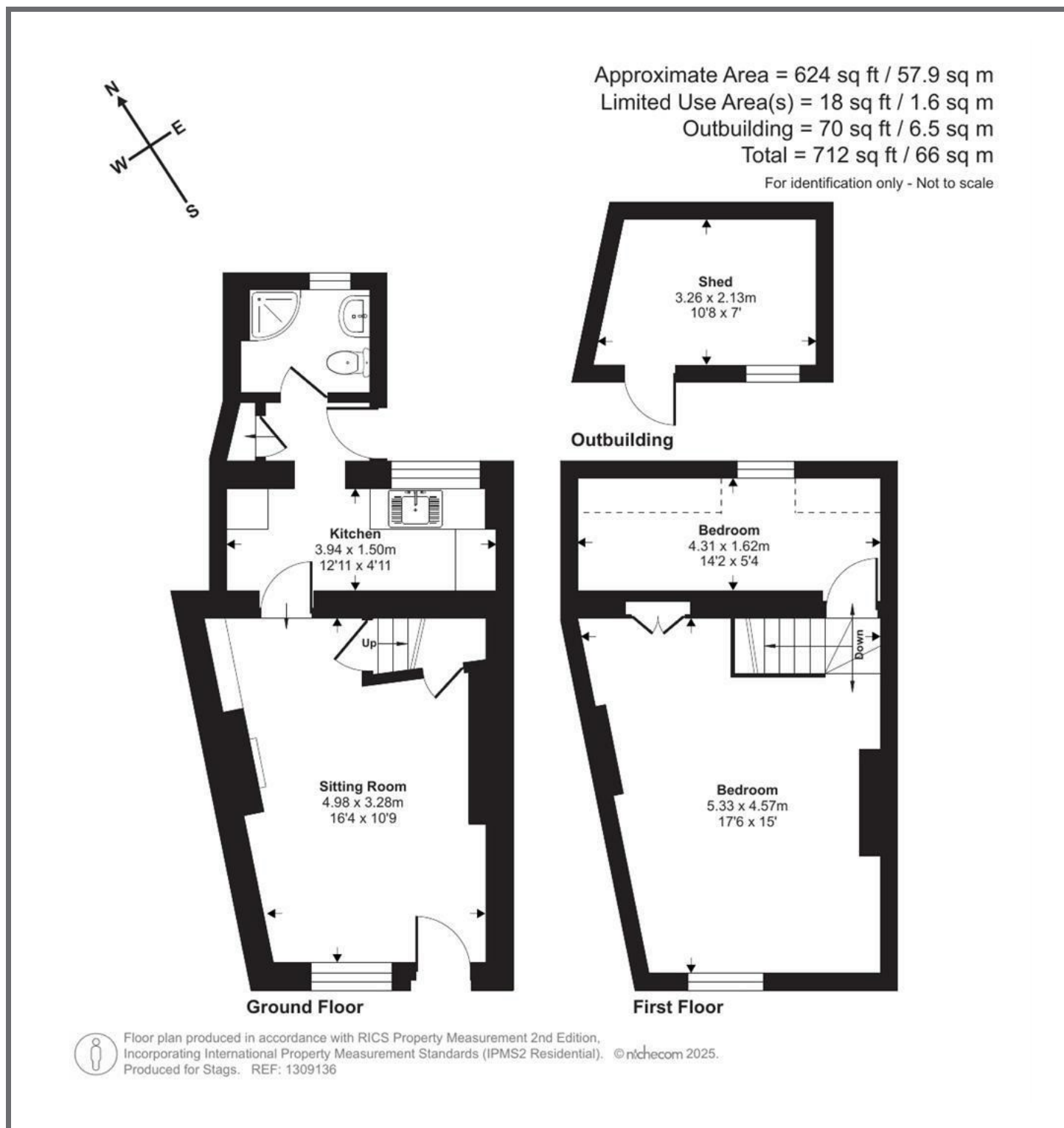
#### Directions

From South Molton Town Square, proceed in a westerly direction into South Street (B3226), follow this road for approx. 0.3 miles, taking the second turning into Cooks Cross, after approx. 110 yards the property will be found on the right hand side, with Stags 'For Sale' board clearly displayed.

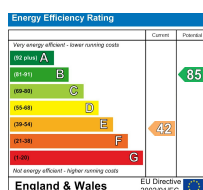








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