



12 Duke Street



STAGS

12 Duke Street

, South Molton, Devon, EX36 3AL

A Very Short Walk to Town Square Barnstaple 10 miles
Tiverton 18 miles

A unique development opportunity (stp)
of this imposing and spacious period
property.

- Historic Property in a Central Location
- Fantastic Potential For Conversion (stp)
- Enclosed Walled Garden
- Council Tax 'Exempt'
- Requiring Complete Renovation
- Spacious Accommodation Over 3 Floors
- Period Features
- Freehold

Guide Price £125,000

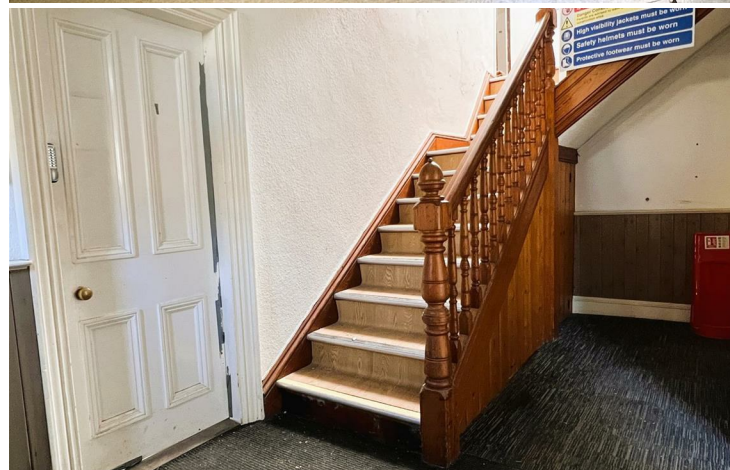
Situation

12 Duke Street is situated at the heart of the much sought-after market town of South Molton. The town 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 also bustles when the popular twice weekly, award-winning pannier market 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

12 Duke Street is of stone construction beneath a slate roof, it is believed to date from the early 19th Century and offers adaptable and substantial accommodation over three floors. The property previously accommodated a dental practice and is currently classified as 'commercial' but could be reclassified as 'residential' (stp). The building requires complete renovation throughout but does offer a fantastic opportunity for conversion, either into a grand and spacious family home or two or three smaller properties (stp). There is an enclosed walled garden at the rear. The property is complemented by some period features and has the benefit of a Grade II listing.



Accommodation

The front door is set within a covered porch with ornate panelled reveals, opening into a large entrance hall, with stairs leading up and storage cupboard. At the front of the property, on either side of the entrance hall are two impressive reception rooms, both with deep set sash windows. A glazed door opens to a further large room at the rear of the property with bay window overlooking the walled garden, fitted cupboards and door to the 'back' staircase leading to the first floor. A single storey extension provides two further store rooms, one fitted with a range of vintage low-level units, stainless steel sink/drainer, fireplace and door to the garden.

Leading up to the first floor, the staircase splits, straight ahead, at the back of the property is a cloakroom, with WC and basin and a former kitchen space, with sink/drainer. A small opening leads to two further rooms. The stairs to the right, lead to three large rooms, complemented by some period features.

On the second floor there are three well-proportioned rooms and a cloakroom with WC and basin.

Outside

At the back of the property a fully enclose, walled garden.

Services & Additional Information

Mains services are available but currently not connected.

The property is currently classified as 'commercial' and is therefore exempt from council tax.

The property is located in a conservation area.

'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 the north side of the town square, proceed into Duke Street, No.12 will be found after approx. 75 yards, on the right hand side, with Stags 'For Sale' board clearly displayed.
what3words.com/typhoon.modern.cherry.



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.



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