



8 Elysian Court



Barnstaple 10 miles Tiverton 18 miles

A very conveniently located semi-detached house only a short walk from the town centre

- Conveniently located for Town Centre amenities
- Hall and Cloakroom
- Living/Dining Room
- Fitted Kitchen
- Garden Room
- Two Bedrooms
- Shower Room
- Enclosed rear garden and parking
- Council Tax Band C
- Leasehold

Guide Price £165,000



Situation

8 Elysian Court is located close to the centre 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, 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 an excellent link 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

Believed to be of brick cavity construction under a slate roof, 8 Elysian Court is a two-bedroom, semi detached house with dedicated off-street parking and is part of a small purpose-built development consisting of just eight properties. 8 Elysian Court represents a perfect opportunity for a first property purchase or would make for an excellent Buy2Let investment.

Accommodation

An open porch with front door leads into the HALL. To the left is a CLOAKROOM with WC and wash basin, coat hooks and shelving. The KITCHEN is fitted with a range of timber fronted wall and floor units with worktops, stainless steel sink unit, space for electric cooker, space and plumbing for washing machine, wall mounted boiler, space for fridge freezer and glazed display cabinet. Off the kitchen is a GARDEN ROOM which has an outlook over and door to the rear garden and is fitted with a range of wall units. The double aspect LIVING/DINING ROOM has an ornamental fireplace with an electric fire and plenty of room for a dining table.

From the hall, stairs rise to the first floor LANDING with a large, deep storage cupboard. There are TWO BEDROOMS, with the smaller of the two having a built-in storage/airing cupboard. The tiled SHOWER ROOM is fitted with a WC, pedestal wash basin and shower cubicle with electric shower.

Outside

Steps lead down to the front of the house with a small garden planted with mature shrubs and plants. To the rear is a private and delightful enclosed garden with mature shrubs and trees and a gate also provides a separate pedestrian access to the rear. Next to the house is dedicated parking for Elysian Court with one space reserved for the property.

Services

All mains services are connected. Gas central heating via radiators. Broadband - Standard, Superfast and Ultrafast broadband services are available (Ofcom). Mobile phone signal is available from all major providers (Ofcom).

Leasehold Information

The property is offered for sale on a leasehold basis and benefits from a share of the freehold. The term of the lease is 900 years from 1985 with 861 years remaining. There is an annual management charge of £868.08 which includes buildings insurance, some maintenance costs and parking.

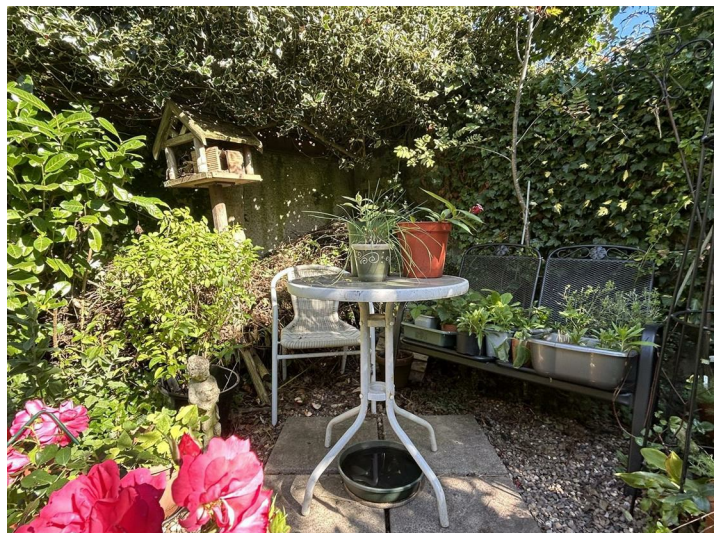
Viewing

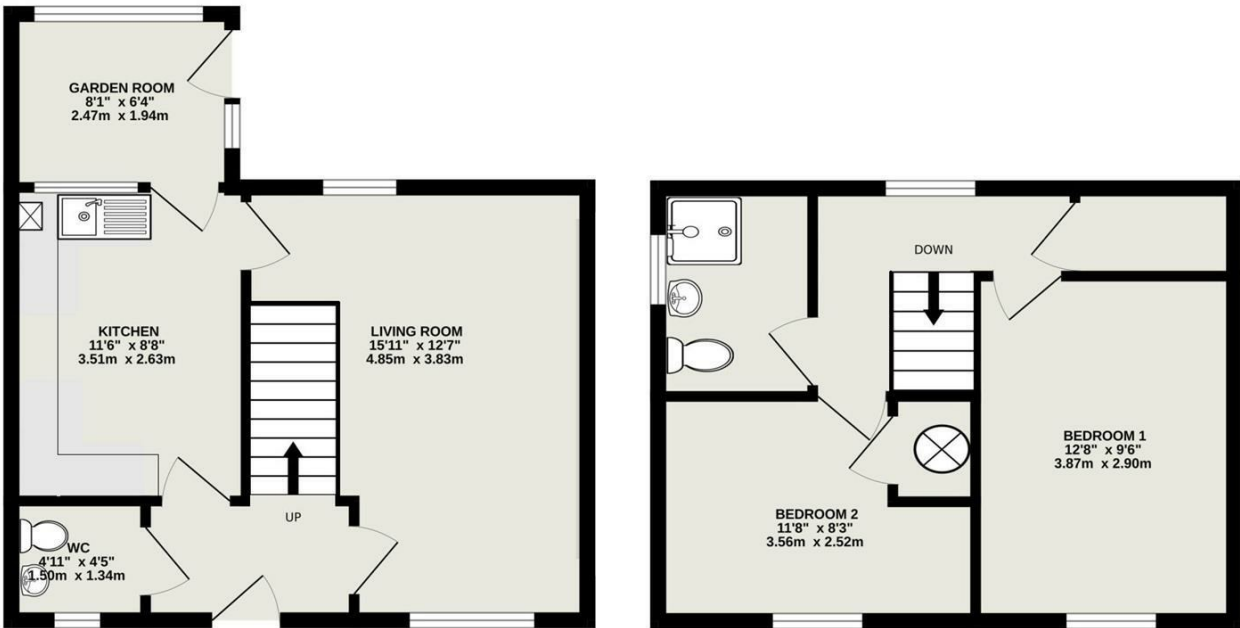
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

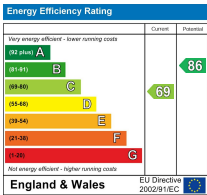
From the square with Stags office on your left, proceed in an easterly direction along East Street, after approx. 130 metres and immediately after passing South Molton Medical Centre turn left through the archway signed Elysian Court. Continue up the pedestrian access and No. 8 will be found at the top on the right.

What3words Ref: rehearsed.fidget.gasping





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.



29 The Square, South Molton, EX36 3AQ

01769 572263

south-molton@stags.co.uk

stags.co.uk