



87 Mill on the Mole, South Molton, Devon, EX36 3QA



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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3QA

£235,000

The Mill on the Mole Park is beautifully situated in a sheltered valley on the outskirts of South Molton and is surrounded by the stunning Devonshire countryside. The homes are set in beautifully landscaped grounds with well-maintained gardens. 87 Mill on the Mole is a Kingston Build 40ft x 20ft model and offers two bedrooms. The home has been newly sited in a lovely Cul-de-Sac positioning, is beautifully presented with an open plan living / dining space and is being sold with the benefit of a full residential licence. South Molton, which is less than a mile away, is a thriving historic market town with all the necessary amenities you may need close at hand. Known as the gateway to Exmoor, South Molton makes a fantastic base to explore the local area. Dating back to Saxon times, this classic British town is formed around a pretty central square with impressive historic buildings to either side. The town is located on the River Mole. As a Mill on the Mole resident you would enjoy a real community spirit that the park actively promotes to ensure your new life would be one of peaceful contentment and security.

- Kingston Build - 40ft x 20ft two bedroom park home
- Newly sited in a lovely Cul-de-Sac positioning
- Occupying a wonderful position within the sought after Mill on the Mole Park
- Beautifully situated in a sheltered valley on the outskirts of South Molton
- Private parking with well-appointed block paved driveway
- Full residential licence
- Flexible open plan living / dining space
- Well positioned with extensive wrap around gardens



Accommodation

Entrance

UPVC double glazed entrance door into hallway.

Hallway

A useful storage cupboard housing gas fired boiler, doors to rooms, opening to main living / dining area, roof access hatch, radiator, ceiling spotlights.

Bathroom

Low level W/C, wash hand basin and pedestal, tile effect vinyl flooring, panelled bath with shower attachment and glass screen over, UPVC double glazed window, extraction fan, ceiling light, radiator.

Bedroom Two

UPVC double glazed window, built-in wardrobe, radiator, vaulted ceiling feature, ceiling light.

Master Bedroom

An impressive double bedroom with a UPVC double glazed window, part vaulted ceiling feature and super dressing area with fitted sliding wardrobes, radiator, ceiling light, roof access hatch, door to en-suite shower room.

En-suite Shower Room

Tile effect vinyl flooring, low level W/C, wash hand basin and pedestal, superb enclosed double shower, UPVC double glazed window, extraction fan, radiator, ceiling light.

Living / Dining Room

A light and bright main living / dining area with various UPVC double glazed windows, electric fireplace, two radiators, vaulted ceiling feature, ceiling lights, opening to kitchen.

Kitchen

A range of wooden floor units with worktops and up stands over, four-burner gas hob with an extraction hood over, stainless steel sink and drainer, integrated fridge freezer, space and plumbing for appliances, UPVC double glazed window, door to private garden area, radiator, spotlight track.

Outside

On approach to the property there is a block paved driveway providing allocated off-street parking with wraparound private gardens.

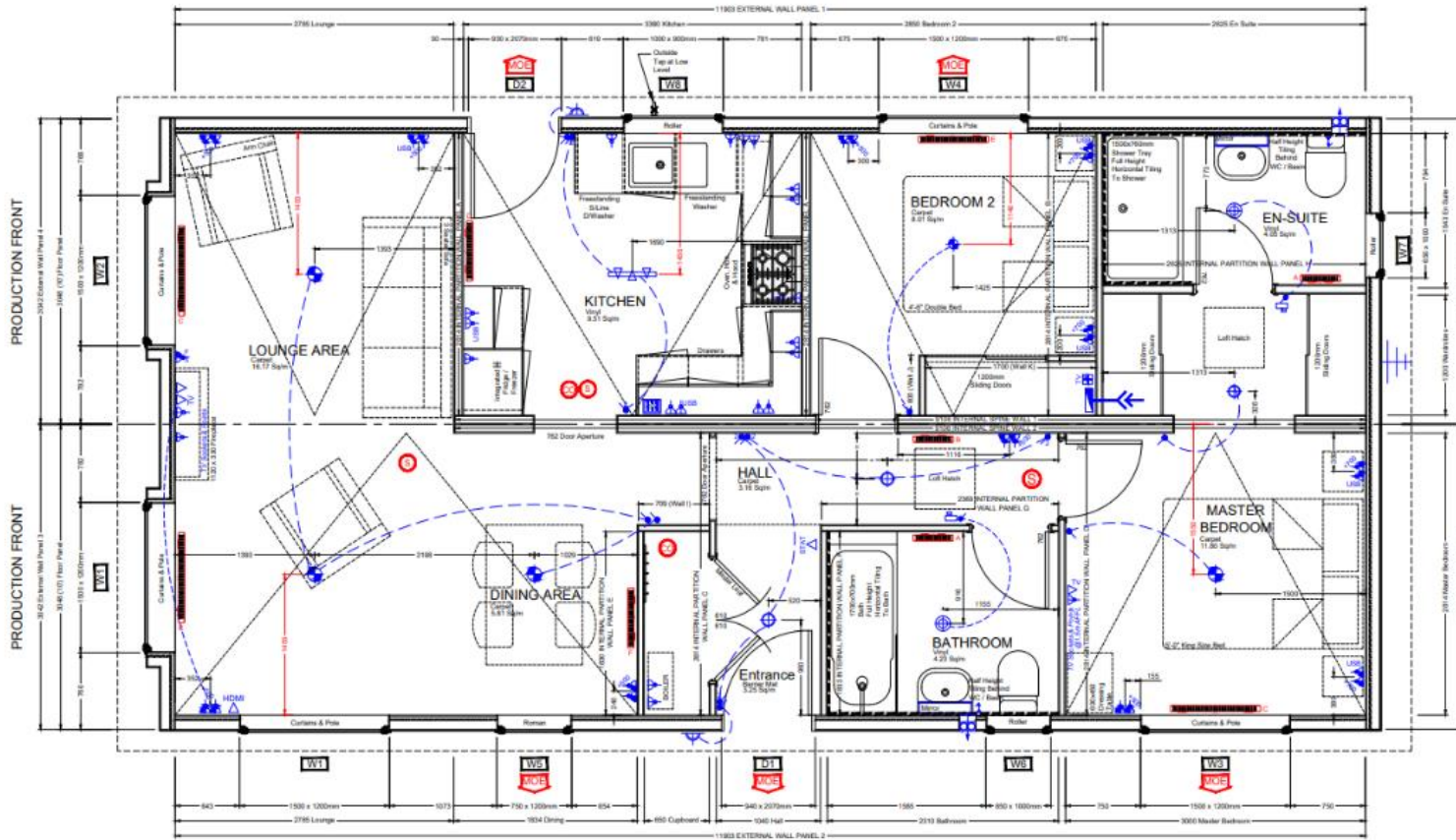
Monthly Site Fees / Parking / Services

Maintenance / service charge / site fees: £223.08 per calendar month. Private off-street parking is available - private driveway. Piped LPG gas, mains drainage, electricity and water.

Please Note:

Residents must be fifty plus. Either retired or semi-retired. Park Home Rules apply – Full Park Home Rules available on request. Pets are allowed.





Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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