



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



DAVID PLAISTER

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£219,950

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. 88 Mill on the Mole is a 36ft x 20ft Harbour H4 model and offers two bedrooms. The home has been newly sited in a lovely Cul-de-Sac positioning with private gardens, 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.

- Harbur H4 model, two bedroom, 36ft x 20ft residential park home
- Newly sited
- Cul-de-Sac positioning with private gardens
- Private parking with well-appointed block paved driveway
- Flexible open plan living / dining space
- Part-furnished
- 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



Accommodation

Entrance

Steps up to a composite double glazed entrance door into hallway.

Hallway

Part decorative panelled walls, useful storage cupboard, doors to rooms, ceiling spotlights.

Bathroom

Low level W/C, wash handbasin over vanity unit, panelled bath with shower and glass screen over, UPVC double glazed window, heated towel rail, extraction fan, ceiling light.

Bedroom One

Well-presented double bedroom with a UPVC double glazed window, fitted wardrobe and dressing table, door to en-suite, radiator, ceiling spotlights, decorative lights.

En-suite

Low level W/C, wash handbasin over vanity unit, heated towel rail, enclosed double shower, UPVC double glazed window, extraction fan, ceiling light.

Bedroom Two

A good sized double bedroom with a UPVC double glazed window, radiator, fitted wardrobe and drawers.

Open Plan Kitchen / Living / Dining Room

Living / Dining Area

A light and bright main living / dining area with various UPVC double glazed windows, decorative electric fireplace, vaulted ceiling features, two radiators, door to garden area.

Kitchen

A well-presented range of wall and floor units with stone worktops and up stands over, four-burner gas hob with extraction hood over, ceramic 'Belfast' sink with swan neck mixer tap and boiling hot water tap over, integrated eye-level oven and microwave, dishwasher, washing machine, fridge and freezer.

Outside

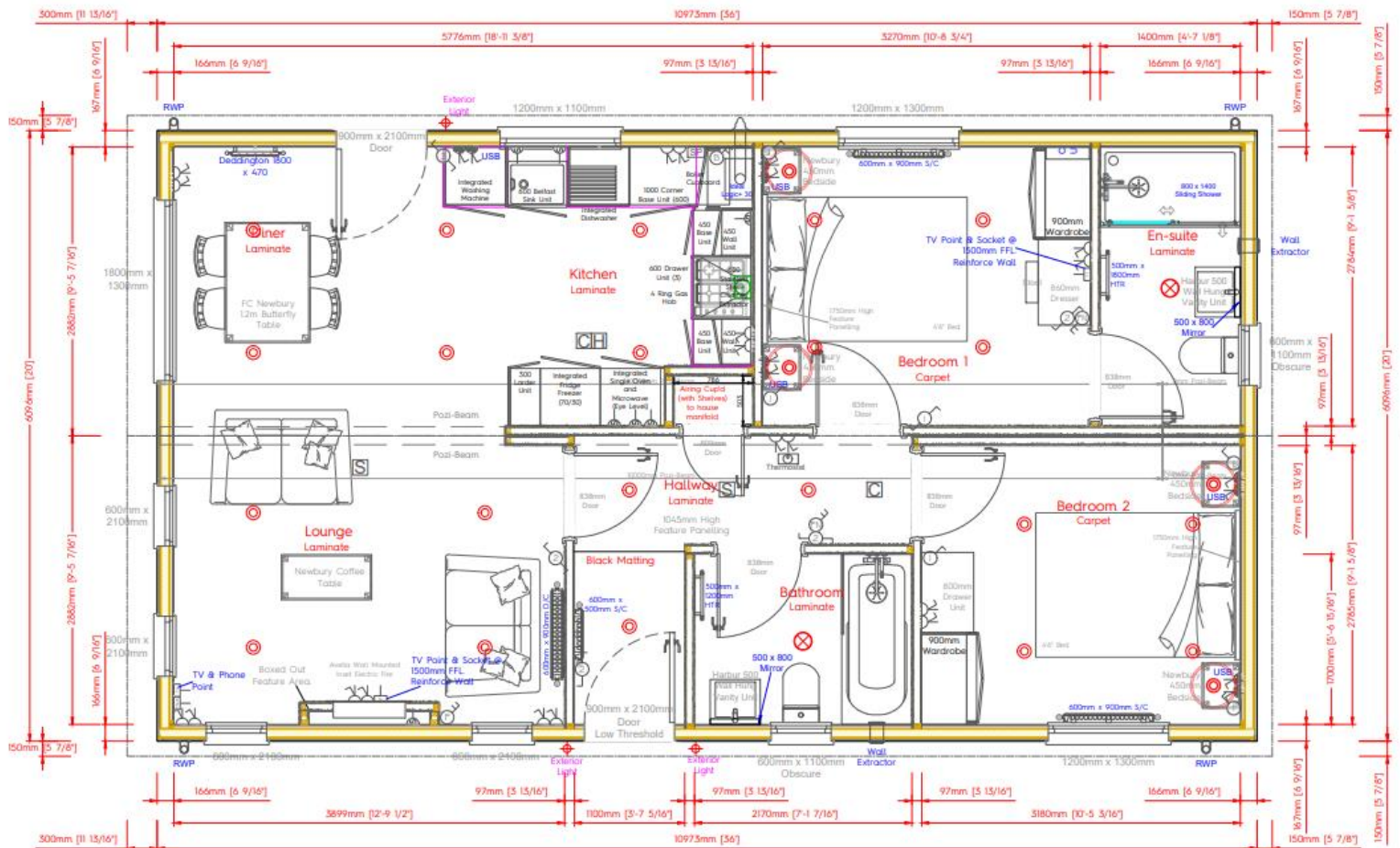
Driveway

A private driveway providing off-street parking.

Gardens

Private gardens.





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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