

Nadder Meadow, South Molton  
£800 pcm

John  
**Smale & Co.**

Chartered Surveyors | Residential & Commercial Consultants



- Modern Semi Detached Townhouse
- 3 Bedrooms (1 en-suite)
- Lounge with Balcony
- Garage and Parking

- 3 Storeys
- Fully Fitted Kitchen
- Garden

Modern three-bedroom 3-storey semi-detached townhouse located on the edge of the popular market town of South Molton. Accommodation comprises on the ground floor - family/dining room, kitchen and WC, on the first floor lounge with balcony overlooking the garden, bedroom 1 and en-suite, on the second floor 2 bedrooms and family bathroom. Garage & parking. No pets. Employed only. No smokers. Council tax band C. Rent £825pcm & £950.00 deposit. EPC rating B. Available End November 2020

## KITCHEN

3.28m x 2.36m (10' 9" x 7' 9")

## BATHROOM

1.98m x 1.57m (6' 6" x 5' 2")

## FAMILY/DINING ROOM

4.31m x 3.65m (14' 2" x 12' )

## WC

1.53m x 1.00m (5' 0" x 3' 3")

## First Floor

### FIRST FLOOR LOUNGE

3.72m x 3.65m (12' 2" x 12' )

### BEDROOM 1

3.65m x 2.87m (12' x 9' 5")

### EN-SUITE

2.00m x 1.57m (6' 7" x 5' 2")

## Second Floor

### SECOND FLOOR BEDROOM 2

3.81m x 3.65m (12' 6" x 12' )

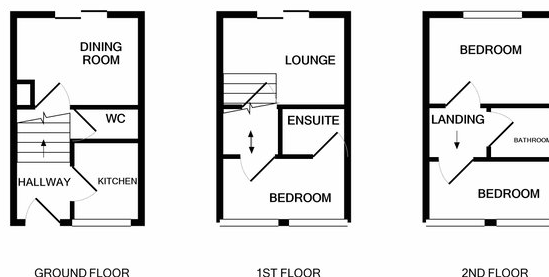
### BEDROOM 3

3.65m x 2.79m (12' x 9' 2")

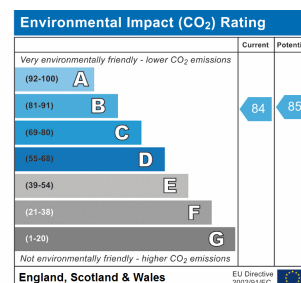
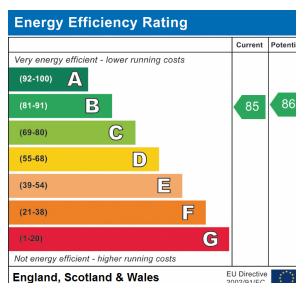
### GARDEN

## Services

All mains connected. Council tax band C.



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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.