



121 East Street, South Molton, Devon, EX36 3BU

John  
**Smale & Co.**  
Chartered Surveyors | Residential & Commercial Consultants









## 121 East Street, South Molton, Devon, EX36 3BU

£210,000

Opportunity to purchase a commercial/residential property in the heart of South Molton centre providing versatile commercial space on the ground floor with a good sized flat on the first floor with outside space. The ground floor has been converted for use as a "niche" bar, but could be utilised for cafe/restaurant, retail purposes or office space, subject to necessary planning consent. There is a good sized outside area that could be utilised and useful cellar space which has power and lighting.

A CCTV system covers the two bar areas and the storage room.

The flat has been upgraded by the current owners with a new kitchen and bathroom. There is electric heating and a woodburner.

South Molton offers a good range of amenities including shops, banks, health centres, library, schools, swimming pool and hospital. The regional centre of Barnstaple is within easy motoring distance along the North Devon Link road which also provides quick access to the M5 Motorway at Junction 27 and the main railway station at Tiverton Parkway. South Molton enjoys close proximity to both Exmoor and Dartmoor National Parks and excellent sandy beaches at Saunton, Putsborough, Croyde and Woolacombe.

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Retail Shop Unit with Three Bedroomed Flat Above  
Separate Entrance to Flat  
Good High Street Position  
Large Retail Floor Area, Further Storage Rooms  
Cellar and Large Rear Courtyard  
Potential for Further Extension STPP  
Large Three Bedroomed Flat with Kitchen / Diner  
Large Reception Lounge with Bay Window to Front Aspect

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## Retail Shop

6.71m x 4.65m (22' x 15' 3")  
Large Floor Area with Front to Ceiling, Bay Window Frontage.

## Further Retail Area

4.55m x 3.38m (14' 11" x 11' 1")  
Further Shop Area. Window to Rear Aspect, Stairs down to:

## Storage Room

5.44m x 3.25m (17' 10" x 10' 8")  
Leads to:

## Utility Room

3.15m x 2.49m (10' 4" x 8' 2")  
With male and female WCs

## Enclosed Courtyard

Large Enclosed Space with plenty of potential for Extension STPP. The cellar is accessed via steps providing more storage still.

## Flat Entrance

Accessed via New Road the Flat has a separate entrance with wide corridor providing ground floor storage. Storage cupboard and stairs to first floor.

## Bedroom One

3.28m x 3.05m (10' 9" x 10')  
Double Bedroom with Window to Side Aspect

## Bedroom Two

2.82m x 2.64m (9' 3" x 8' 8")  
Double Bedroom with Storage Cupboard

## Bedroom Three

2.99m x 3.64m (9' 10" x 11' 11")  
Currently an open space this room could be easily closed off by adding a partition wall or curtain. Currently would suit an office or a further reception room space.



**Landing**

3.17m x 3.04m (10' 5" x 10')

A large open area with access to all further rooms.

**WC**

WC and Wash Hand Basin.

**Reception Lounge**

4.52m x 3.53m (14' 10" x 11' 7")

Large Room with Large Bay Window to Front Aspect giving plenty of light to the room. Feature fireplace with High ceilings.

**Shower Room**

1.96m x 1.62m (6' 5" x 5' 4")

Walk in Shower and Sink

**Kitchen / Breakfast Room**

4.88m x 3.56m (16' x 11' 8")

Modern fully fitted kitchen

**Property Facts**

Vendor Position - Vendor needs to find property but will move to rented if needed. Approx. Total Floor Area - 1968 SqFt

**SERVICES**


Mains electric, water and sewerage

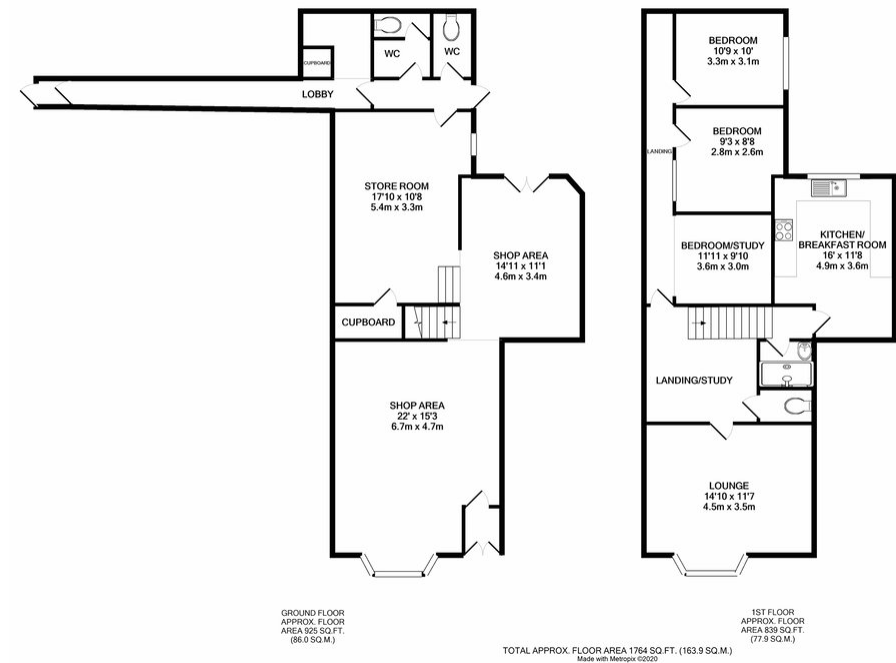
**DIRECTIONS**

From South Molton Square proceed along East Street and just before the turning to New Road the shop can be found on the right. The Flat entrance can be found a short distance into New Road with a part glazed front door.

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New Homes.*



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		75
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



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.







