



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 King Street  
South Molton  
Devon  
EX36 3BL

**Guide Price: £110,000 Freehold**



Changing Lifestyles

01271 371 234  
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1 King Street, South Molton, Devon, EX36 3BL

## A FREEHOLD DOUBLE-FRONTED SHOP WITH 2 BEDROOM FLAT ABOVE

- FOR SALE BY MODERN AUCTION –  
T & C's apply
  - Subject to Reserve Price
  - Buyers Fees Apply
  - The Modern Method of Auction
- Requires full renovation & modernisation
  - Prime High Street location
  - Rear courtyard with shared access
  - Great investment opportunity
  - SOLD AS SEEN



South Molton, the gateway to Exmoor, is formed around a pretty central square with impressive historic buildings to either side.

The town is thought to have originated in the Saxon times and has historically been one of much importance. According to historians, the town has been thriving as a market place since the earliest records and residents still celebrate the charters granted by royalty for the market every June.

Originally, much of the town's wealth is thought to come from the fact that it was an important centre of the UK's wool trade. You can find out about this and much more by taking the town Heritage Trail or by visiting the award-winning local Museum to find out more.



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**This Freehold property offers a rare opportunity to acquire a double-fronted Ground Floor shop in a prime High Street location, accompanied by a 2 Bedroom flat above. The unit requires renovation and modernisation throughout but benefits from separate access to each property, with individual utility meters. The shop is well-equipped with power, lighting, water and plumbing, making it suitable for a variety of business uses.**

**The flat spans 2 floors, with the First Floor comprising a Kitchen, Lounge, Bathroom and Bedroom, while the Second Floor provides an additional Bedroom and storage space.**

**To the rear of the property, there is a courtyard with shared access. Offered for sale with no onward chain, this property presents an excellent investment or development opportunity in a sought after location.**

**This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £110,000 plus Reservation Fee.**

#### **Auctioneer Comments**

**This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.**

**This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).**

**The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.**

**This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.**

**The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.**

#### **Referral Arrangements**

**The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.**

**Where services are accepted, the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.**

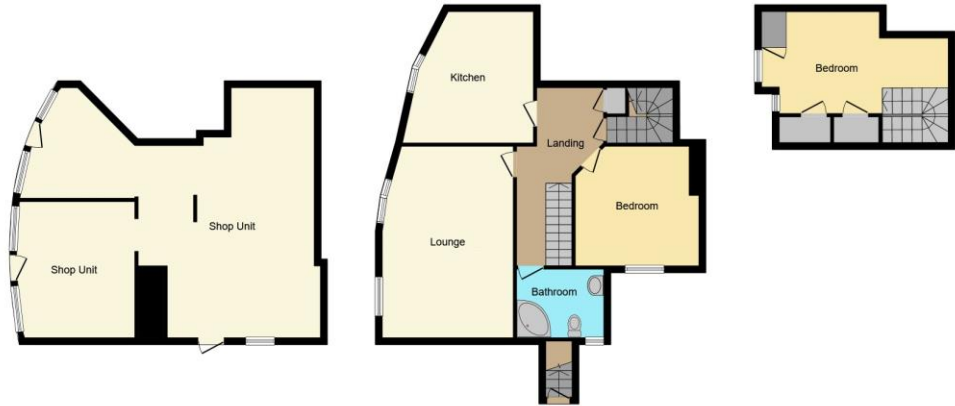
#### **Council Tax Band**

A - North Devon Council

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**Ground Floor Shop Unit**  
Floor area 60.9 m<sup>2</sup> (656 sq.ft.)

**Flat First Floor**  
Floor area 72.6 m<sup>2</sup> (782 sq.ft.)

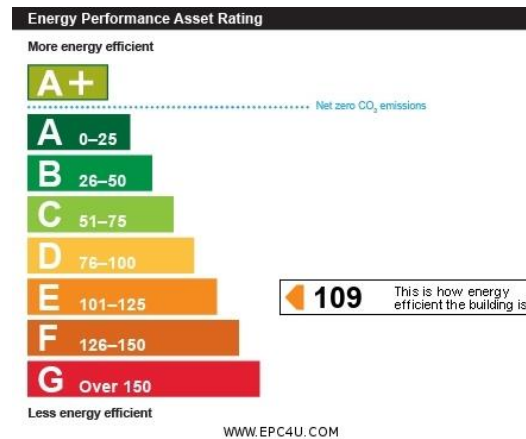
**Flat Second Floor**  
Floor area 20.1 m<sup>2</sup> (217 sq.ft.)

TOTAL: 153.7 m<sup>2</sup> (1,654 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>67</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	<b>1</b>	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/redouble.begin.crunchy>

From Barnstaple Town proceed along the A361 following signs for South Molton for approximately 10 miles. Upon reaching the roundabout, take the third exit onto Station Road. At the next roundabout, take the second exit onto North Road. Continue for a short distance along North Road as it merges onto Barnstaple Street. Upon entering the town square, 1 King Street will be found on your left hand side with a For Sale board clearly displayed. Parking can be found nearby and an agent will meet you outside the property.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have 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. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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