



£299,950

3 Bedroom End of Terrace House for sale
Plot 99 The Brunswick, 1, Molbrook Road, South Molton



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Overview

ANTICIPATED COMPLETION JAN 27 - MAR 27

Welcome to the Brunswick, an attractive double-fronted 3 bedroom home. It's a brilliant first home for families, or those looking to downsize, nestled amid the vibrant surroundings of South Molton. Immaculately designed and offered as a new build, this property blends energy-efficient touches with timeless comfort.

IMAGES USED FOR MARKETING ARE STAGED FOR THE BUYERS CONVENIENCE



Key Features

- DOUBLE FRONTED - END TERRACED HOME
- 3 BEDROOMS
- KITCHEN DINER
- CLOAKROOM
- SOUTH FACING GARDEN
- SOLAR PANELS



Introducing The Brunswick, an impressive double-fronted End-Terraced house, perfectly positioned in the heart of popular South Molton. Thoughtfully designed to blend comfort, style and practicality, this brand new three-bedroom home offers contemporary living within a friendly Devon market town.

Step inside and you are greeted by a spacious entrance hall, leading into a generous dual-aspect lounge—the perfect haven for relaxing quiet moments or enjoying family time. To the rear, the bright open-plan kitchen and dining area forms the hub of the home, with French doors that open directly onto the south-facing garden—the flooding the interior with natural light and inviting the outdoors in. The kitchen's layout allows for seamless meal preparation and entertaining, while staying connected with family or guests gathered around the table.

The property benefits from a downstairs cloakroom for added convenience, and allocated parking outside ensures daily practicality. Solar PV technology is included for lower energy bills and greener living, and a coveted 10-year NHBC warranty provides complete peace of mind.



Upstairs, the main bedroom boasts a sleek en-suite shower room, complemented by two further well-proportioned bedrooms and a stylish family bathroom. There is lasting flexibility for remote working or growing families, with ample space to tailor to your needs - whether as bedrooms, guest accommodation, or an inspiring home office.

The Brunswick is nestled within a desirable development, with leafy, open surroundings providing tranquil views and plenty of room to unwind. Living here places you mere moments from South Molton's busy market square, packed with independent shops, inviting cafes, local pubs and regular market stalls - a wonderful array of amenities right on your doorstep.

Education is well-catered for with excellent schools close by, while transport connections are a breeze thanks to the nearby Station Road and major commuter routes. Adventurers and lovers of the outdoors will feel right at home, with exhilarating walks, bike rides and breathtaking countryside awaiting at North Devon's rolling landscapes and renowned Exmoor National Park - just a short drive away.

Ready to experience this exceptional new home in person? Arrange your viewing today and discover everything The Brunswick and vibrant South Molton have to offer.

Rooms

Lounge - 3,315.0mm x 4,960.0mm - 10' 11" x 16' 3"

Kitchen/Dining Room - 2,835.0mm x 4,960.0mm - 9' 4" x 16' 3"

Cloakroom - 1,058.0mm x 1,515.0mm - 3' 6" x 5'

Bedroom 1 - 3,315.0mm x 3,420.0mm - 10' 11" x 11' 3"

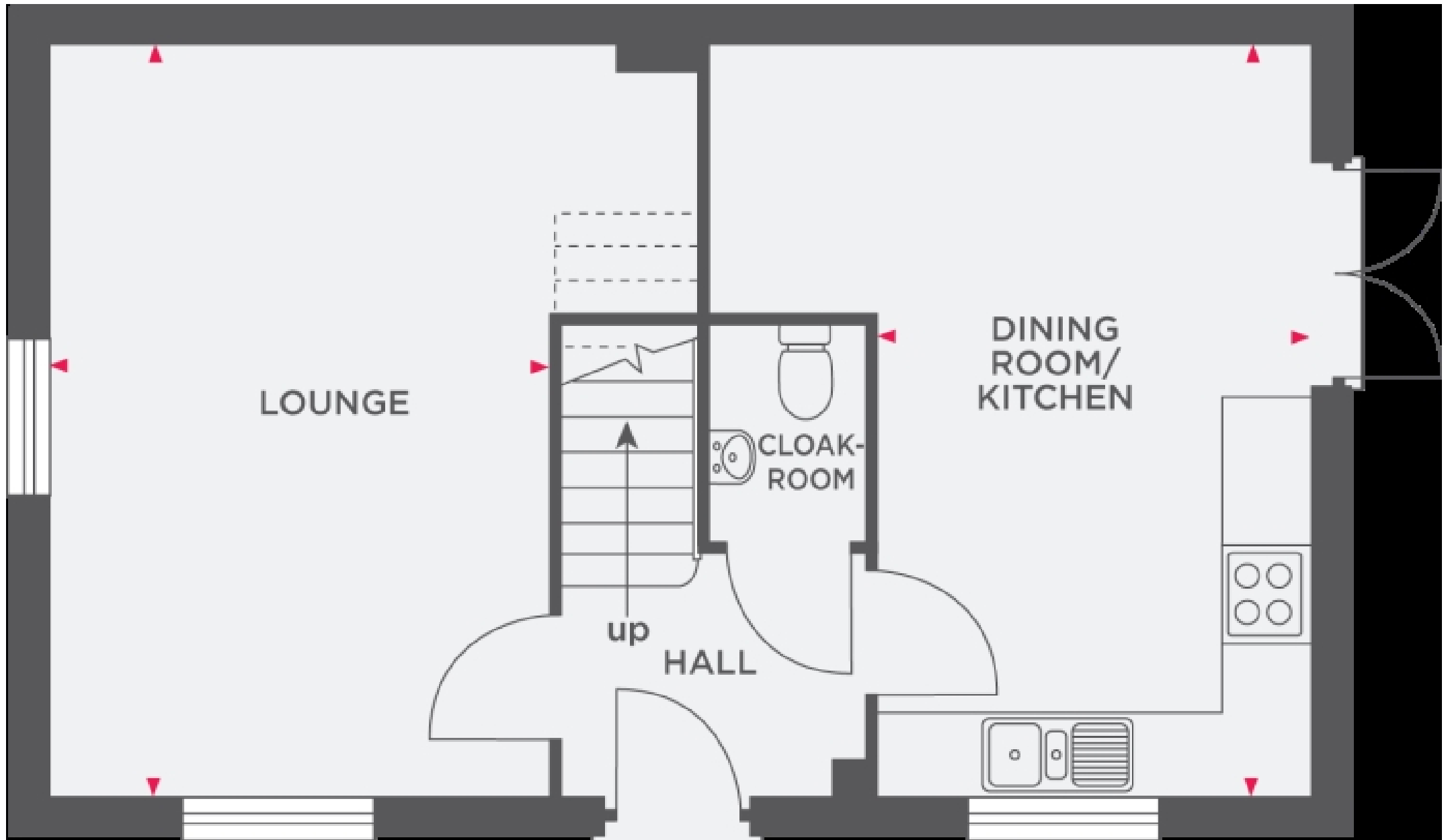
Ensuite - 2,380.0mm x 1,455.0mm - 7' 10" x 4' 9"

Bedroom 2 - 2,875.0mm x 2,586.0mm - 9' 5" x 8' 6"

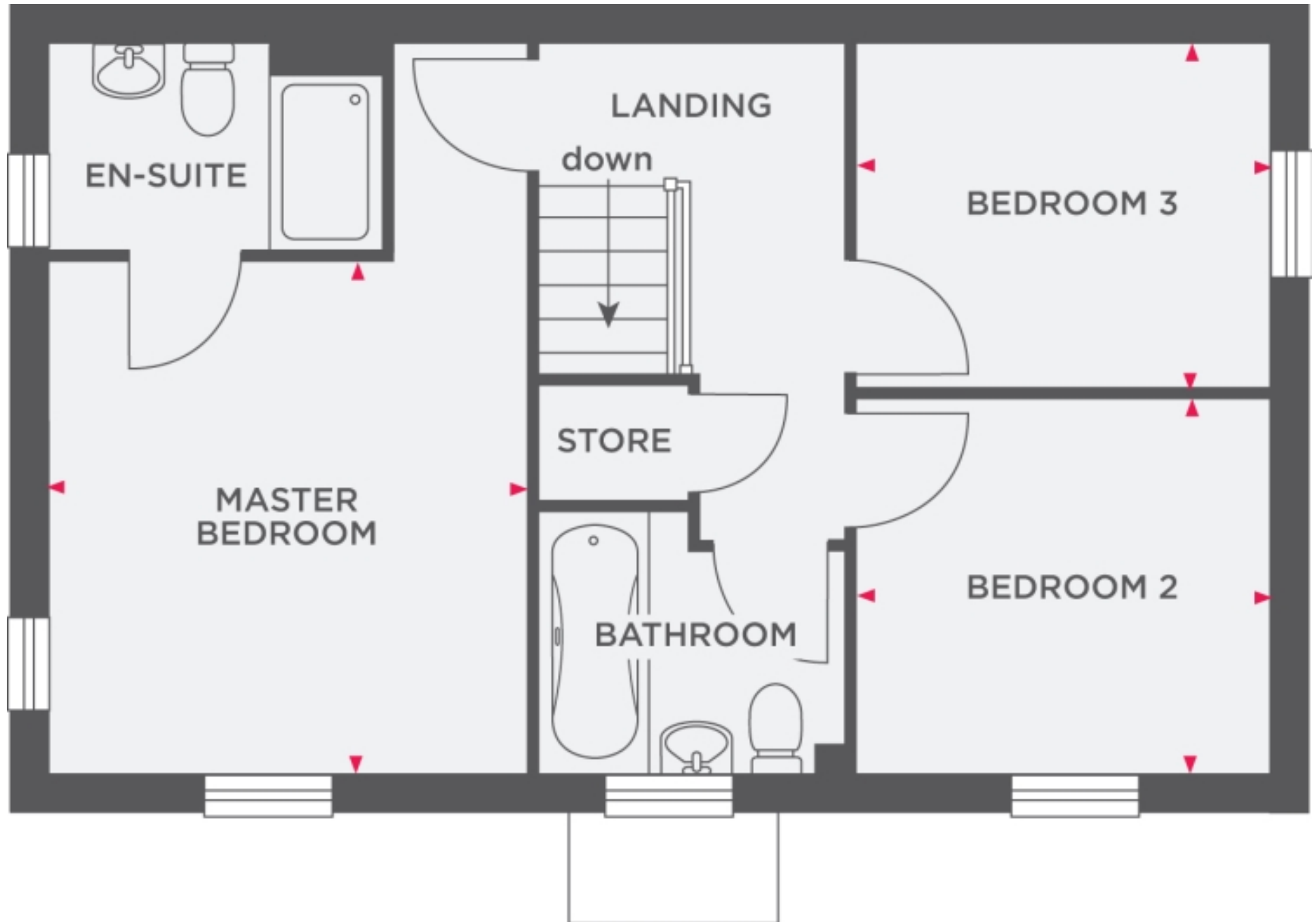
Bedroom 3 - 3,030.0mm x 2,285.0mm - 9' 11" x 7' 6"

Bathroom - 2,080.0mm x 1,715.0mm - 6' 10" x 5' 8"

Floorplans



Floorplans



Predicted Energy Assessment

091 E - Business v1

Date of assessment:
Produced by:
Total floor area:
DPOW:

Dwelling type:
Date of assessment:
Produced by:
Total floor area:
DPOW:

House, End-Terrace
06/11/2018
Michael Lukes
62.6 m²

This document is a Predicted Energy Assessment for purposes required when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, the rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square metre of floor area. The energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
<p>England EU Directive 2002/91/EC</p>	<p>England EU Directive 2002/91/EC</p>

The energy efficiency rating is a measure of the overall efficiency of a house. The higher the rating the more energy efficient the house is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a house's impact on the environment based on carbon dioxide (CO₂) emissions. The lower the rating the less impact it has on the environment.



Marketed by Ewemove South Molton

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