



£247,950

3 Bedroom End of Terrace House for sale

Plot 95 The Churchill at Molbrook, 1 Molbrook Road, South Molton



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SALES AND LETTINGS



Overview

ANTICIPATED COMPLETION BETWEEN FEBRUARY AND APRIL 2027

Introducing The Churchill – A Stunning New Build set in the heart of South Molton; a beautifully crafted semi-detached family home is designed with modern living in mind. Scheduled for completion between February and April 2027, The Churchill promises a contemporary, energy-efficient lifestyle, perfect for the growing family.

IMAGES USED FOR MARKETING ARE STAGED FOR THE BUYERS CONVENIENCE



Key Features

- END-TERRACED HOME
- 3 BEDROOMS
- OPEN-PLAN KITCHEN DINER
- SOUTH FACING GARDEN
- SOLAR PANELS
- ALLOCATED PARKING
- 10 YEAR NHBC WARRANTY



Located in the heart of South Molton, this beautifully crafted three-bedroom end-terraced family home – known as The Churchill – offers ample space and thoughtful design, perfectly suited for growing families. With an estimated completion date between February and April 2027, it promises modern living paired with incredible convenience.

Step inside to discover a spacious hallway leading to an inviting lounge, perfect for relaxed evenings with loved ones. The addition of understairs storage ensures that toys and everyday clutter can be swiftly tucked away, making tidying up at the end of the day effortless.

At the rear, a superb open-plan kitchen and dining area becomes the vibrant hub of the home. Flooded with natural light and featuring direct access to a south-facing garden, this versatile space is ideal for keeping an eye on homework or enjoying dinners with friends, all while seamlessly blending indoor and outdoor living. A practical downstairs cloakroom enhances the home's functionality, especially when hosting guests.

Upstairs unveils three generous bedrooms alongside a contemporary family bathroom. Flexible in design, one bedroom could easily serve as a peaceful home office for remote workers, or as an inviting nursery for a new arrival. Abundant storage throughout ensures that every family member has plenty of room for their essentials.

Eco-conscious features come as standard with rooftop solar panels, and the property is completed with two allocated parking spaces for convenience and peace of mind. With 902 sqft of living space, this new-build home boasts comfort, efficiency, and practicality throughout.

Enjoy a wonderful sense of community, as South Molton is famed for its welcoming atmosphere, independent shops, lively weekly markets, and a tempting selection of traditional pubs – all located just a short stroll away. Reputable local schools are conveniently close, making the property particularly attractive for families seeking quality education without the hassle of a long commute. For those seeking adventure or leisurely escapes, the awe-inspiring countryside, cycling routes, and breathtaking scenery of Exmoor National Park are just minutes away, providing countless opportunities for family outings and nature walks

This exceptional home combines high specification, location, and lifestyle seamlessly – making it a must-see for those seeking the perfect place to put down roots.

Arrange a viewing today and make this impressive new build your next family home.

Rooms

Lounge 3,480.0mm x 4,285.0mm - 11' 5" x 14' 1"

Kitchen/Dining Room 4,450.0mm x 3,060.0mm - 14' 7" x 10'

Cloakroom 941.0mm x 1,597.0mm - 3' 1" x 5' 3"

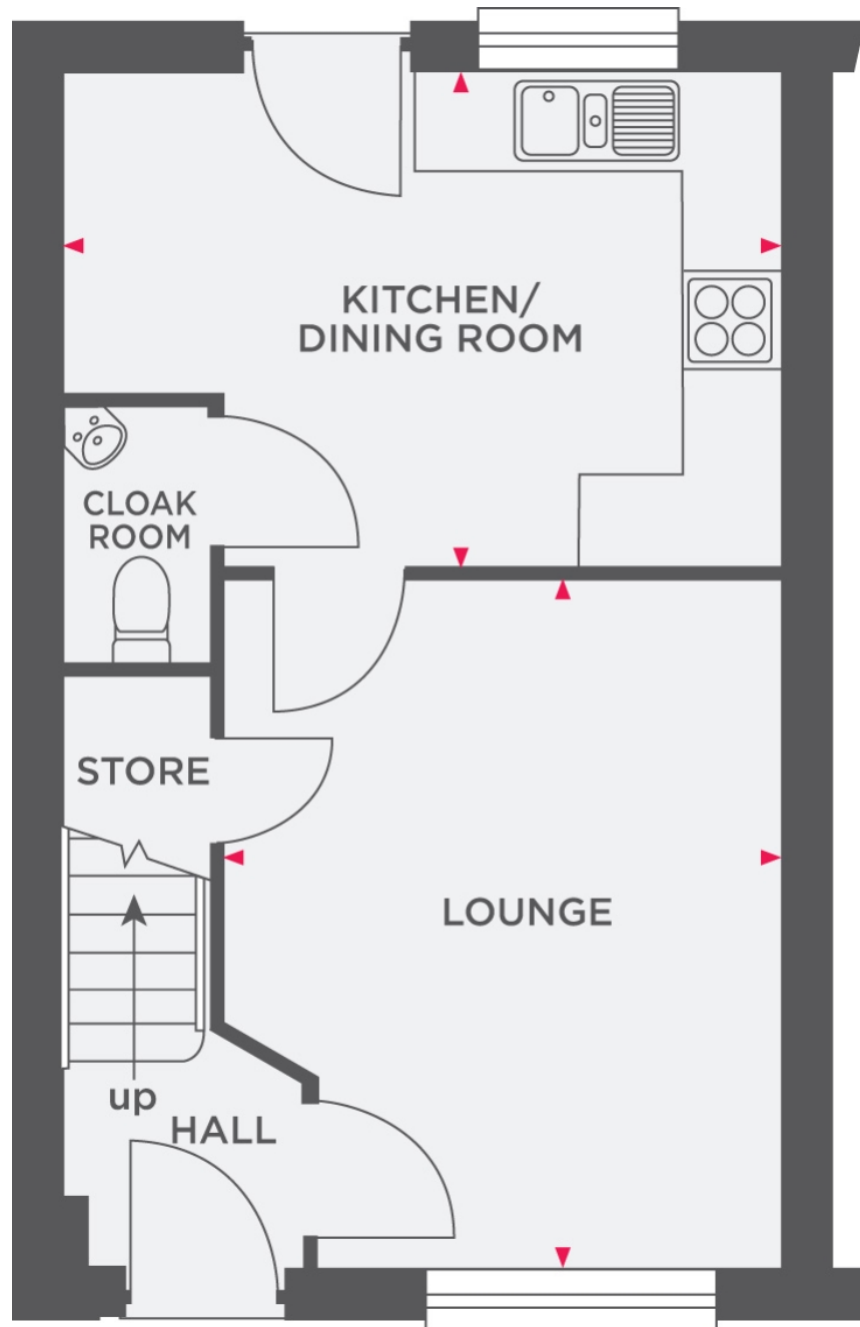
Bedroom 1 2,455.0mm x 4,060.0mm - 8' 1" x 13' 4"

Bedroom 2 2,375.0mm x 3,285.0mm - 7' 10" x 10' 9"

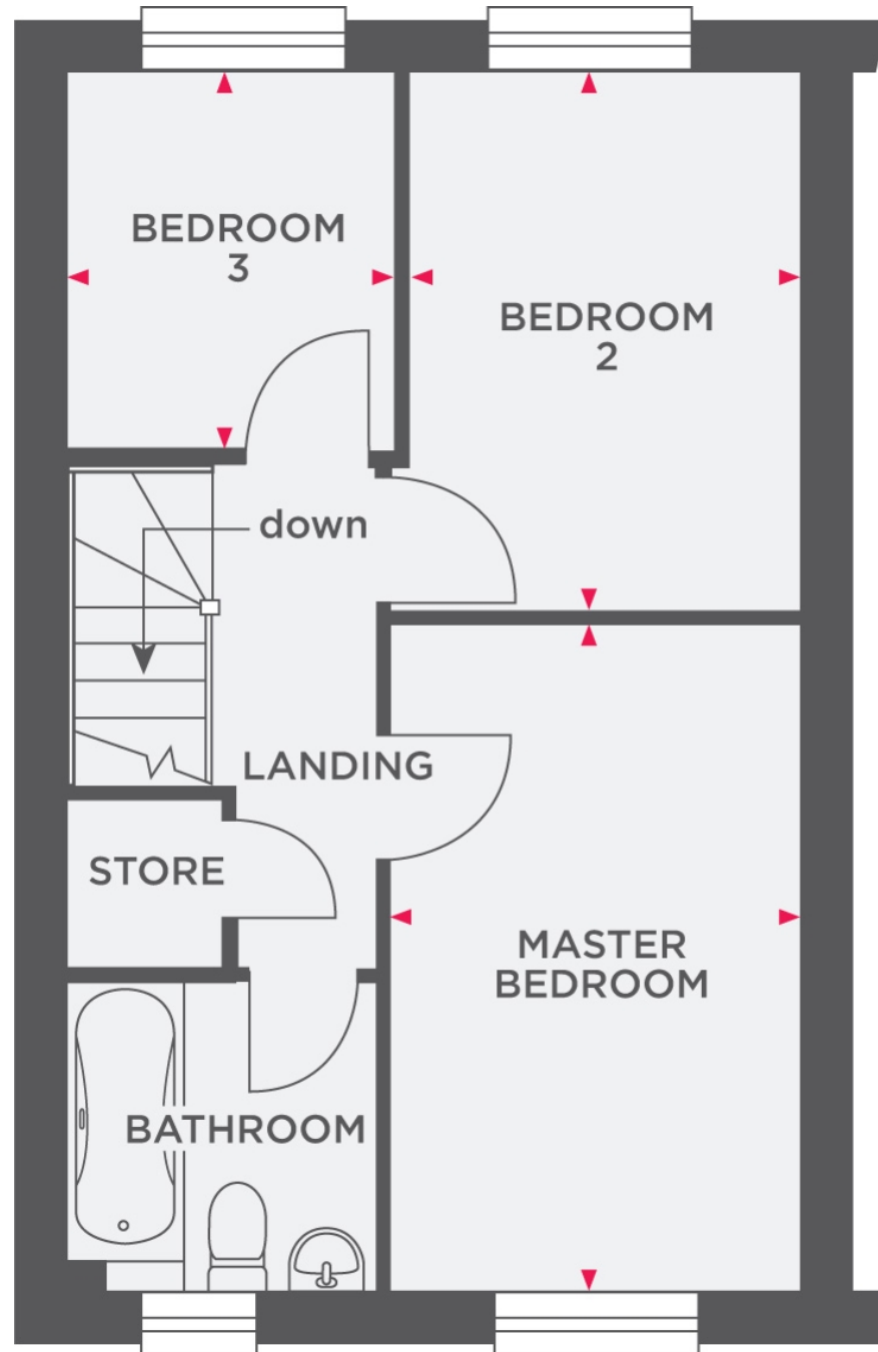
Bedroom 3 1,980.0mm x 2,300.0mm - 6' 6" x 7' 7"

Bathroom 1,900.0mm x 1,885.0mm - 6' 3" x 6' 2"


Floorplans



Floorplans



Predicted Energy Assessment

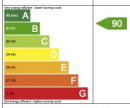
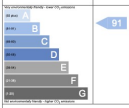


091 E - Churchill

Dwelling type: House, Semi-Detached Date of assessment: 06/11/2024 Produced by: Michael Jackson Total floor area: 69.24 m ² DPO#:	House, Semi-Detached 06/11/2024 Michael Jackson 69.24 m ²	
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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 style="text-align: center;">90</p>	 <p style="text-align: center;">91</p>
England <small>EU Directive 2002/91/EC</small>	England <small>EU Directive 2002/91/EC</small>

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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