



£269,950

3 Bedroom Terraced House for sale

Plot 34 The Elgar at Molbrook, 1, Molbrook Road, South Molton



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SALES AND LETTINGS



## Overview

ANTICIPATED COMPLETION BETWEEN MAY & JULY 2026

Welcome to The Eglar, an inviting three-bedroom mid-terraced home perfectly suited for families, professionals, 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

- MID-TERRACED HOME
- 3 BEDROOMS
- KITCHEN DINER
- CLOAKROOM
- SOUTH FACING GARDEN
- ALLOCATED PARKING
- SOLAR PANELS



Presenting The Eglar – an attractive, energy-efficient three-bedroom mid-terraced home located in the heart of South Molton, that suits both growing families and those looking to downsize.

Thoughtfully designed, this new build provides spacious, modern living across a generous 82 sq m (883 sq ft). Step through the front door to find a welcoming separate lounge, positioned at the front of the home-a comfortable retreat for relaxing with family or entertaining friends. Practical storage solutions are found throughout the property, including a handy understairs cupboard for all those household essentials.

At the heart of the home, an open-plan kitchen and dining area provides an inviting space perfect for day-to-day life. There's plenty of room for family meals, social gatherings, and keeping an eye on children's homework as you chat over coffee. Sliding doors open directly onto a beautiful south-facing garden, offering seamless access to outdoor space-ideal for BBQs and evenings in the sunshine. The ground floor cloakroom brings an extra touch of convenience, especially when you're hosting guests.

Moving upstairs, three well-proportioned bedrooms await. Flexible in design, these rooms can adapt to suit your lifestyle-perhaps a master suite, a children's room, a nursery, or a dedicated home office for remote working. Completing the first floor is a stylish family bathroom with contemporary fittings.

Further standout features include double allocated parking, energy-efficient solar panels for lower running costs, and allocated parking spaces that add a level of convenience unusual in modern developments.

This superb property is nestled within South Molton-a thriving Devon market town renowned for its friendly community spirit. Just steps away are excellent local schools, a vibrant market square bustling with independent shops and weekly stalls, and a diverse array of local pubs and cafes. Transport is effortless, with easy access to Station Road, opening up nearby towns and major routes for commuters. For lovers of the outdoors, the glorious rolling expanse of North Devon and breathtaking Exmoor National Park are only minutes away, perfect for walking, cycling, and leisurely Sunday explorations.

This inviting home is set for completion between May and July 2026, promising fresh, modern living paired with every convenience right on your doorstep.



Arrange your viewing today and discover for yourself all that The Eglar and South Molton have to offer.

## Rooms

Lounge 3,855.0mm x 3,900.0mm - 12' 8" x 12' 10"

Kitchen / Dining Room 3,300.0mm x 4,250.0mm - 10' 10" x 13' 11"

Cloakroom 1,633.0mm x 1,827.0mm - 5' 4" x 6'

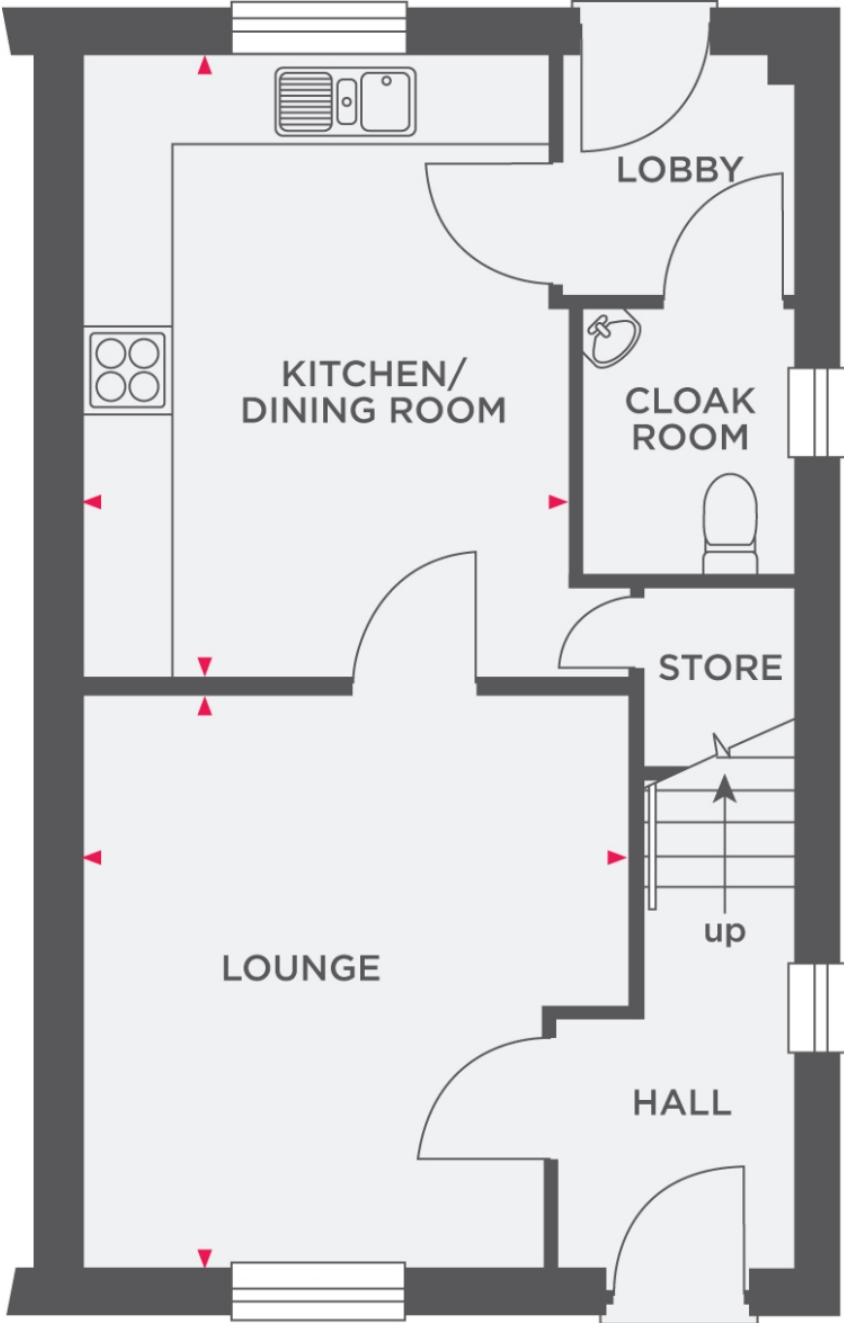
Bedroom 1 2,635.0mm x 3,965.0mm - 8' 8" x 13'

Bedroom 2 2,635.0mm x 4,250.0mm - 8' 8" x 13' 11"

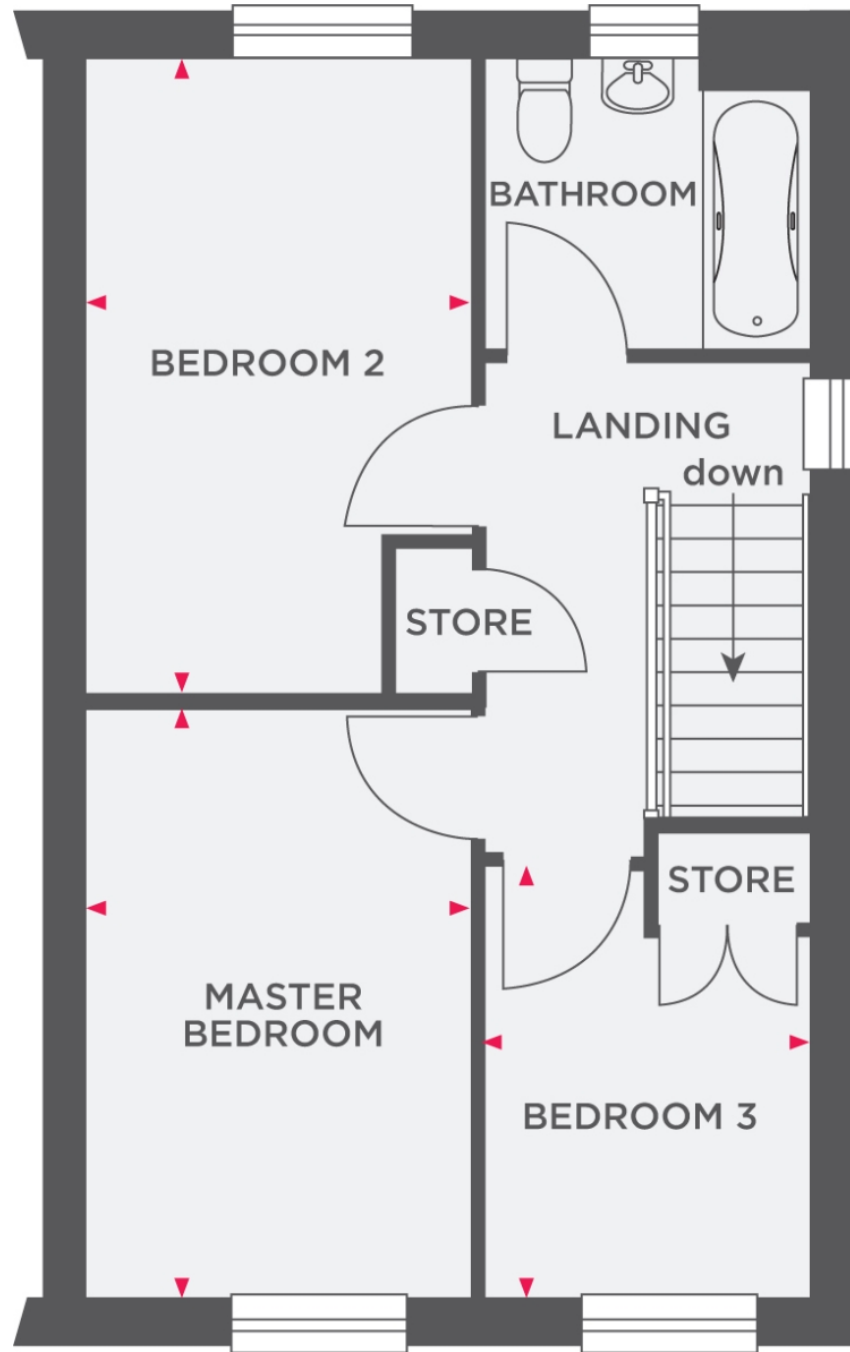
Bedroom 3 2,140.0mm x 2,910.0mm - 7' x 9' 7"

Bathroom 2,140.0mm x 1,950.0mm - 7' x 6' 5"

# Floorplans



# Floorplans



# EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



Marketed by Ewemove South Molton

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