



£274,950

3 Bedroom Terraced House for sale

Plot 98 The Elgar at Molbrook, 1, Molbrook Road, South Molton



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SALES AND LETTINGS



Overview

ANTICIPATED COMPLETION EARLY 2027

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
- ALLOCATED PARKING
- SOUTH FACING GARDEN
- 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 early 2027, 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'

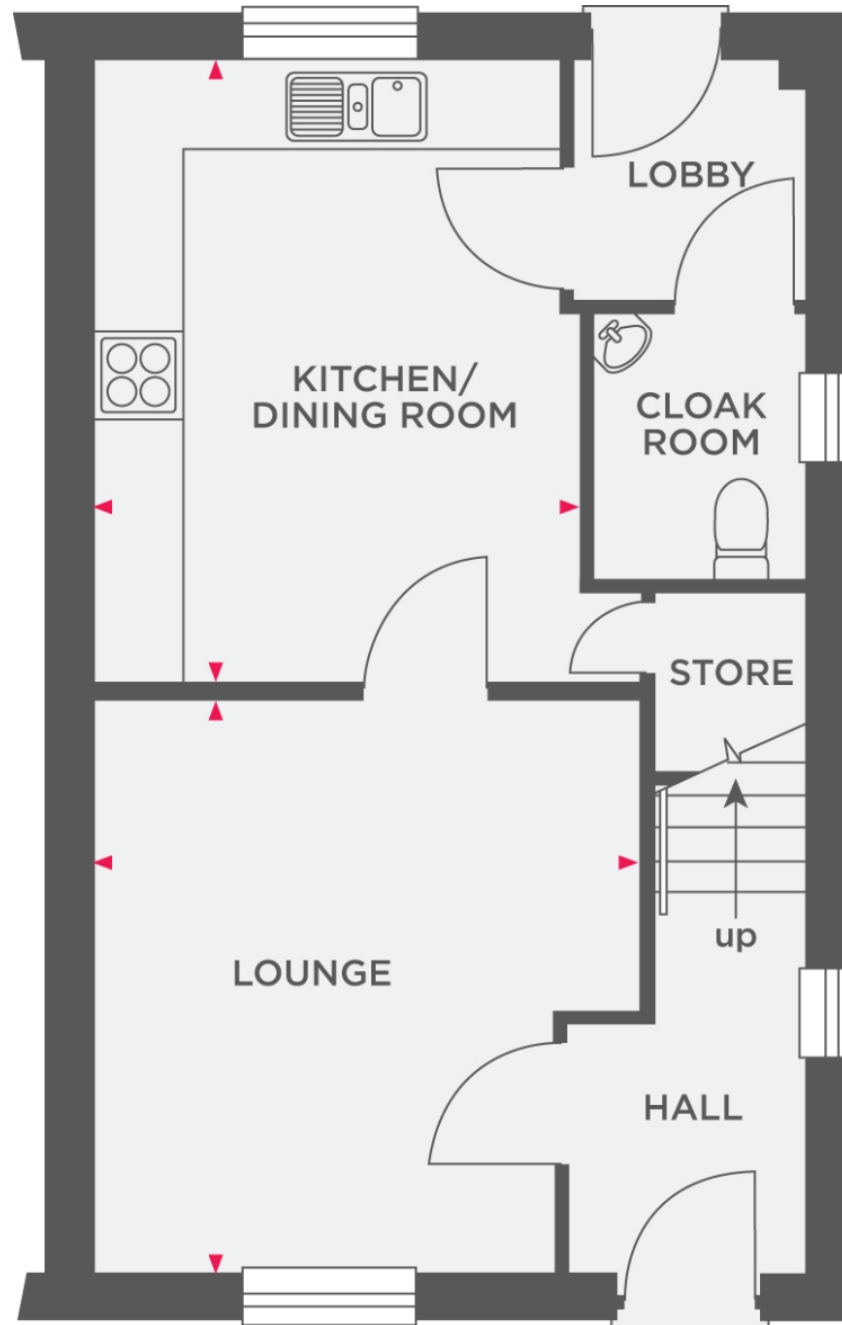
Bedroom 1 2,635.0mm x 3,965.0mm - 8' 8" x 13'

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

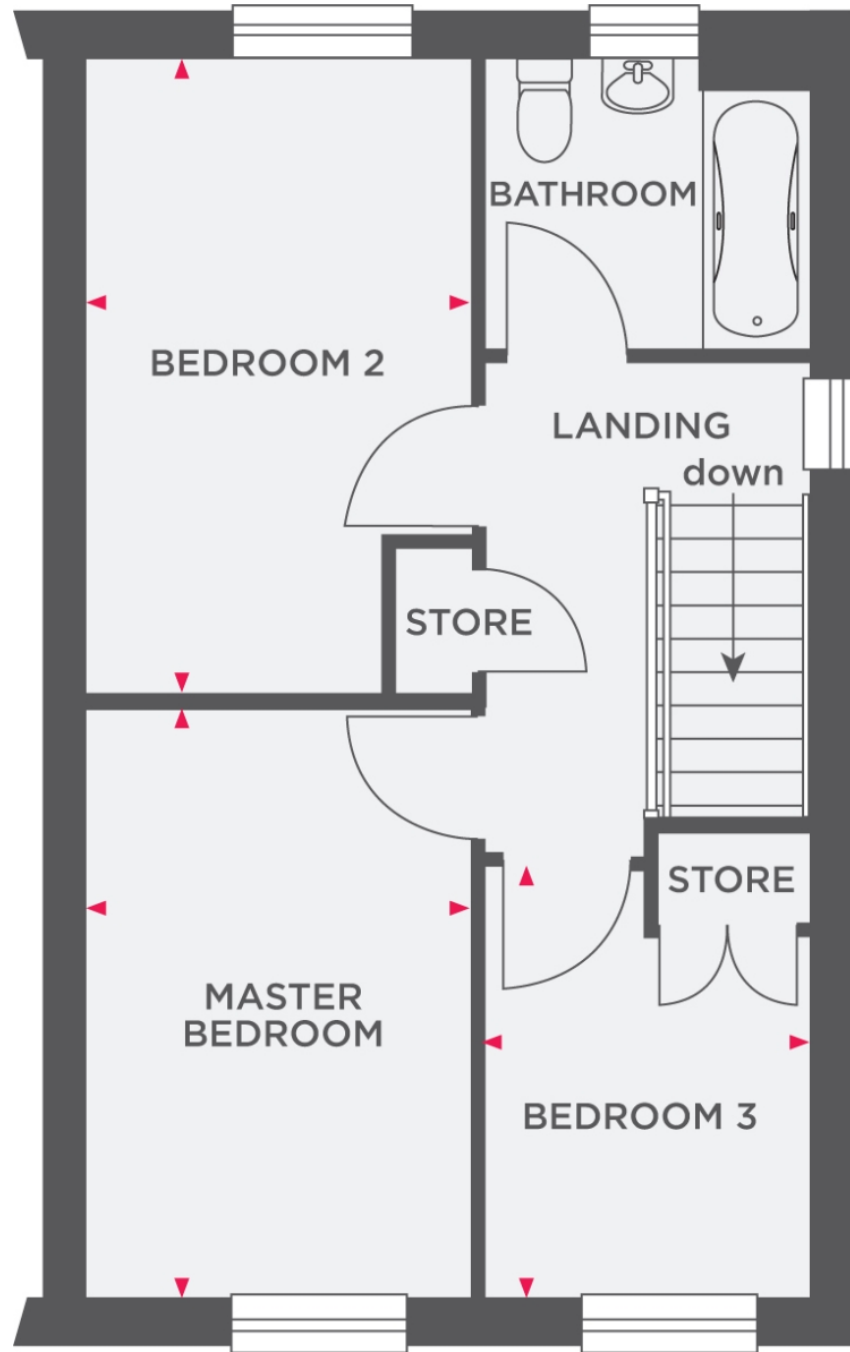
Bedroom 3 2,140.0mm x 2,910.0mm - 7' x 9' 7"


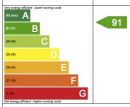
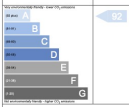
Bathroom 2,140.0mm x 1,950.0mm - 7' x 6' 5"

Floorplans



Floorplans



Predicted Energy Assessment			
088 M - Elger v1		Dwelling type: House, Mid-Terrace	Date of assessment: 06/11/2024
		Produced by: Michael Jackson	Total floor area: 95.64 m ²
		DNW:	
<p>This document is a Predicted Energy Assessment for purposes required when there are no contracts. 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.</p>			
<p>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.</p>			
Energy Efficiency Rating		Environmental Impact (CO₂) Rating	
			
England		England	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	
<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.</small>		<small>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.</small>	



Marketed by Ewemove South Molton

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