



£240,000

2 Bedroom End of Terrace House for sale

Plot 89 The Brahms at Molbrook, 1 Molbrook Road, South Molton



**EweMove**  
SALES AND LETTINGS



## Overview

The Brahms is a brilliant starter home, an ideal choice for first time buyers who are looking to take the first step onto the property ladder.

MARKETING IMAGES HAVE BEEN STAGED TO ASSIST THE BUYER



## Key Features

- Ideal starter home
- End-terrace with private parking
- South-facing garden
- 10 Years NHBC Warranty
- Solar panels fitted as standard
- Open Plan Kitchen/Dining room
- Lobby with cloakroom space great for muddy boots or muddy paws
- Bathroom with Shower over the Bath



The Brahms is a brilliant starter home, an ideal choice for first time buyers who are looking to take the first step onto the property ladder.

Off the hallway you'll find a spacious lounge, with plenty of room to relax in after a busy day. An open plan kitchen/dining room is accessible via the lounge. There's plenty of surface and storage space, which you can never have enough of. You'll also find access to your garden through a rear door. This really is a brilliant space for all your social get-togethers. The downstairs cloakroom is a great addition too, especially when you have guests. There's also a practical storage area which is handy for hiding away the less glamorous parts of your home.

The first floor is home to two good sized double bedrooms, as well as a family bathroom. If you're looking to work from home, one of the bedrooms could comfortably double up as a home office, making The Brahms an extremely flexible and adaptable home.

EPC: A rating.

Estimated Completion Date: Jul 26 - Sep 26

Total Internal Area: 82 sq. m. 880 sq. ft.



## Rooms

Lounge 3,890.0mm x 3,870.0mm - 12' 9" x 12' 8"

Kitchen/Dining Room 3,230.0mm x 4,245.0mm - 10' 7" x 13' 11"

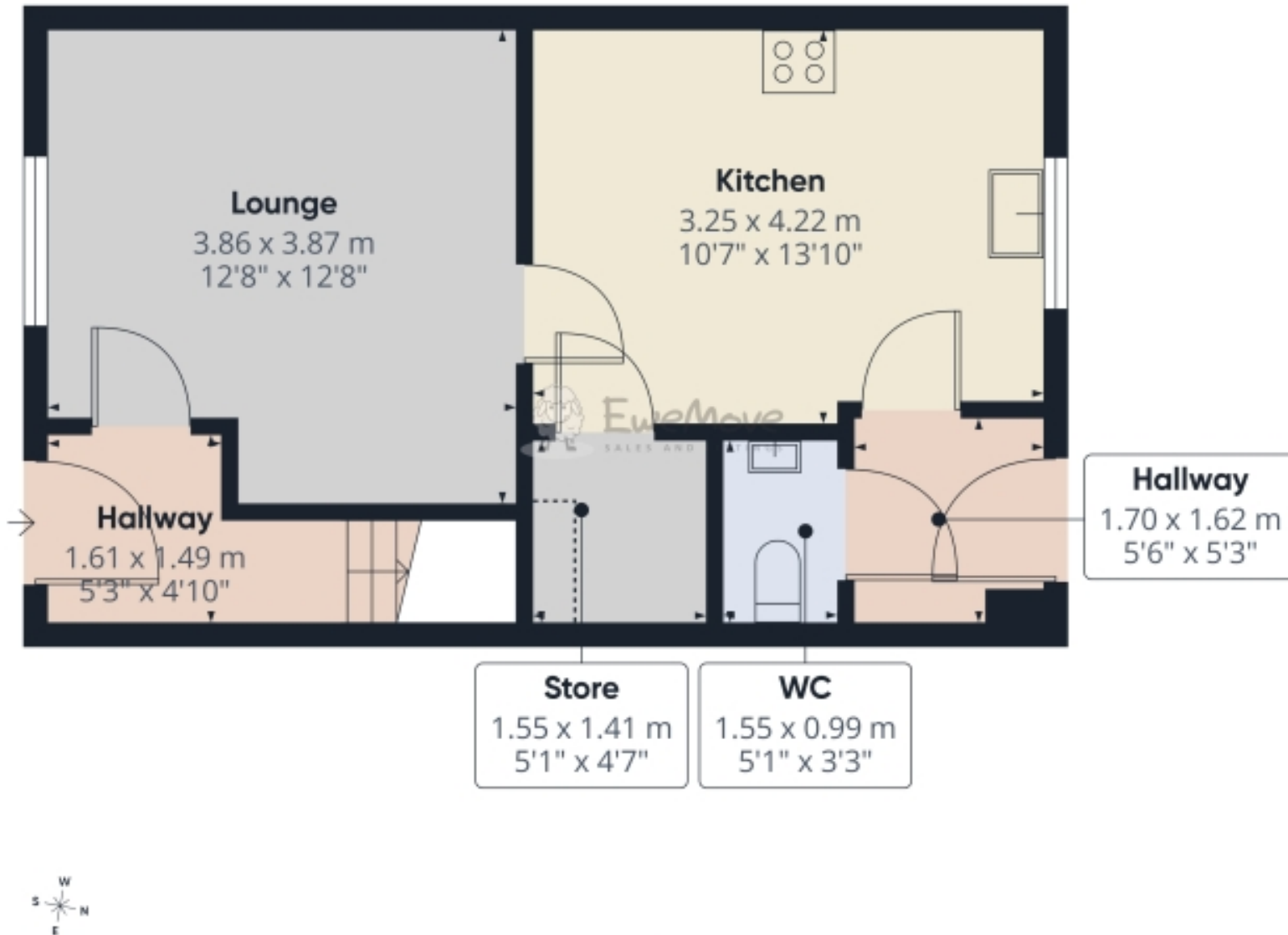
Cloakroom 988.0mm x 1,570.0mm - 3' 3" x 5' 2"

Bedroom 1 4,895.0mm x 3,500.0mm - 16' 1" x 11' 6"

Bedroom 2 2,655.0mm x 4,635.0mm - 8' 9" x 15' 2"

Bathroom 2,150.0mm x 1,950.0mm - 7' 1" x 6' 5"

# Floorplans



**Approximate total area<sup>(1)</sup>**

38.7 m<sup>2</sup>  
417 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

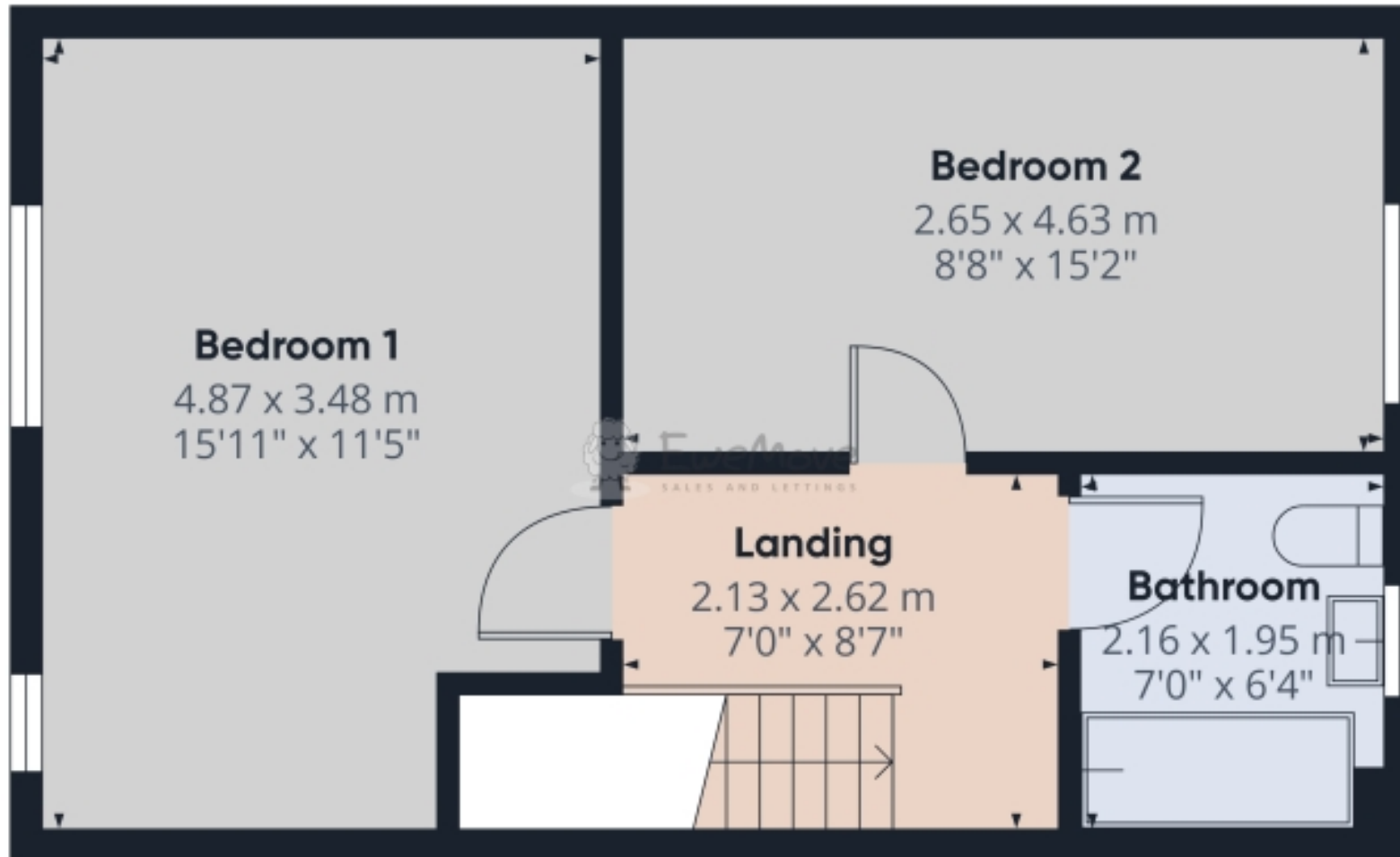
**Reduced headroom**

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GRAFFE360**

# Floorplans



Approximate total area<sup>(1)</sup>  
36.3 m<sup>2</sup>  
390 ft<sup>2</sup>

(1) Excluding balconies and terraces

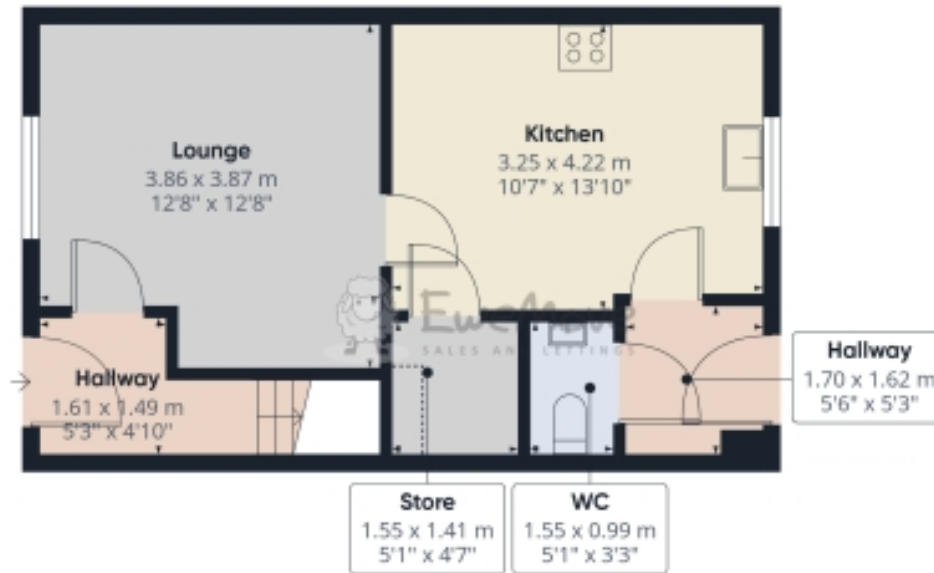
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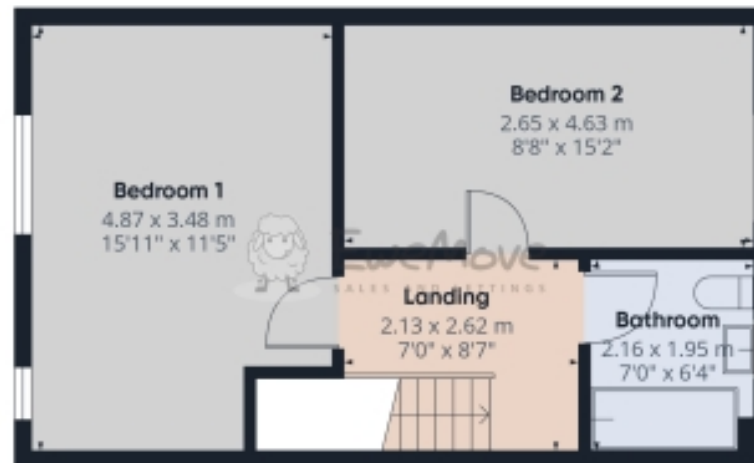


Floor 1

# Floorplans



Floor 0



Floor 1



Approximate total area\*

75 m<sup>2</sup>

807 ft<sup>2</sup>

Reduced headroom

0.3 m<sup>2</sup>

3 ft<sup>2</sup>

(1) Excluding balconies and terraces


Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Predicted Energy Assessment



**001 E - Blaine**

**Dwelling type:** House, End-Terrace  
**Date of assessment:** 06/11/2018  
**Produced by:** Michael Jackson  
**Total floor area:** 65.41 m<sup>2</sup>  
**DPW:**

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	90		91
England EU Directive 2002/91/EC		England EU Directive 2002/91/EC	

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 (CO<sub>2</sub>) emissions. The lower the rating the less impact it has on the environment.



Marketed by Ewemove South Molton

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