Signature & WATERSIDE HOMES

www.webbers.co.uk







5 OAK CRESCENT

Chivenor, Barnstaple,
Devon, EX31 4FS

£620,000 FREEHOLD

Predicted Rental Income £1,900pcm

F 5 3 2 A

An impressive and high-specification detached family home with large living accommodation, great size bedrooms, double garage and driveway parking for multiple cars.

Braunton Office: 9 The Square, Braunton, North Devon, EX33 2JF **Email:** braunton@webbers.co.uk

Key Features

- FIVE DOUBLE BEDROOMS
- IMPRESSIVE SPECIFICATION THROUGHOUT
- DETACHED FAMILY HOME
- DOUBLE GARAGE AND DRIVEWAY FOR MULTIPLE CARS
- REMAINDER OF WARRANTY
- 35FT KITCHEN/DINING/FAMILY ROOM
- GOOD SIZE REAR GARDEN
- A RATED EPC
- SOLAR PANELS OWNED OUTRIGHT

Overview

Located within the top of a select crescent of individually built homes is this spacious and impressive five double bedroom detached family home.

The property boasts an impressive entrance hall with vaulted glazing and to the rear a 35' ft kitchen/dining/family room with natural divides and BI folding doors leading out to the garden. Off this space also is the utility room with fitted units, door to the garden and w.c. To the front is a good size dual aspect lounge.

To the first floor are five double bedrooms, bedroom one has fitted wardrobes and its own ensuite with dual aspect to the room. Bedrooms two and three have a 'jack and jill' ensuite shower room. Bedroom four also has a fitted wardrobe and shares a four piece family bathroom with bedroom five. To the galleried landing is a airing cupboard and loft access.

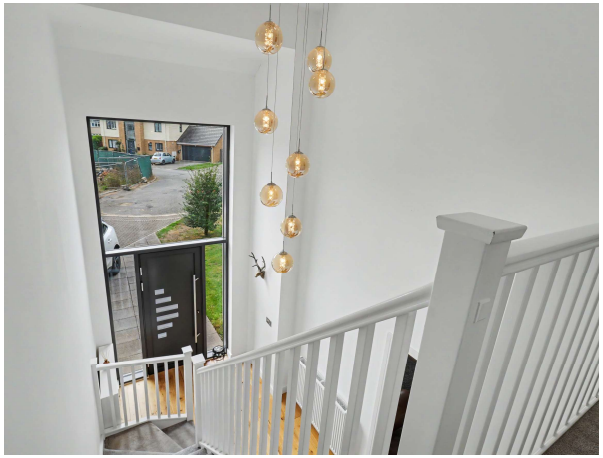
Outside the front is a large paved driveway with parking for multiple cars, impressive double garage with window and side door. Front garden and side gate to the rear. The rear is a private wide space with lawn, various seating areas - ideal for outdoor dining. The property also benefits from solar panels, owned outright.












No place like home







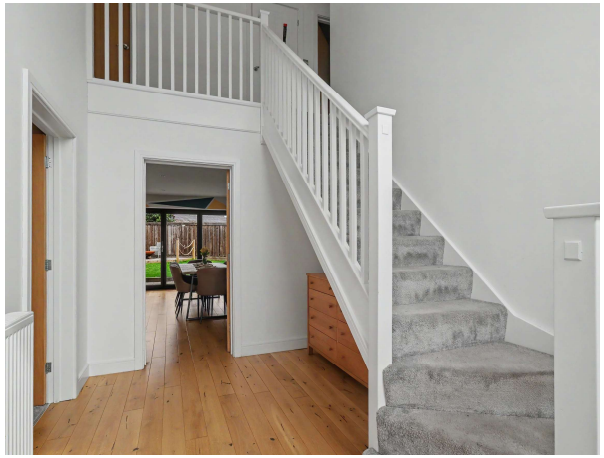




The Area

Chivenor is placed between Braunton and Barnstaple with easy access onto the Tarka Trail which runs to Braunton in one direction and along the Taw and Torridge Estuaries to Barnstaple, Fremington, Instow and Bideford in the other direction. A regular bus service runs nearby from Ilfracombe to Bideford, stopping at Barnstaple and the Railway Station.

Braunton is reputedly the largest village in England and offers a wide range of amenities including local shops, supermarkets, community centre, medical centre, primary and secondary schools, churches and a range of popular pubs and restaurants. The renowned Tarka trail can be accessed from the village and this follows the Taw and Torridge estuaries. Close by is the UNESCO Biosphere Reserve of Braunton Burrows, the largest sand dune system in the UK as are the glorious sandy beaches of Saunton Sands, Croyde, Woolacombe and Putsborough Bays. North Devon has become the 12th location to be selected as a World Surfing Reserve. Saunton Golf Club is near by and with its renowned championship East and West Courses - links golf at its finest – it is a test for even the most experienced golfer.



Services and Utilities

All Main Services Supplied

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk



Directions

Heading from Braunton, towards Barnstaple, continue through Wrafton and upon reaching the roundabout at Chivenor, take the 2nd exit onto Tinever Road. Take the first left again into Thistle Bridge Road and proceed to the end of this road, before the end of the road, on the left hand side is the turning for Oak Crescent where no.5 will be found on the right hand side.

View this property

Please contact our Braunton Office on 01271 812263

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

webbers

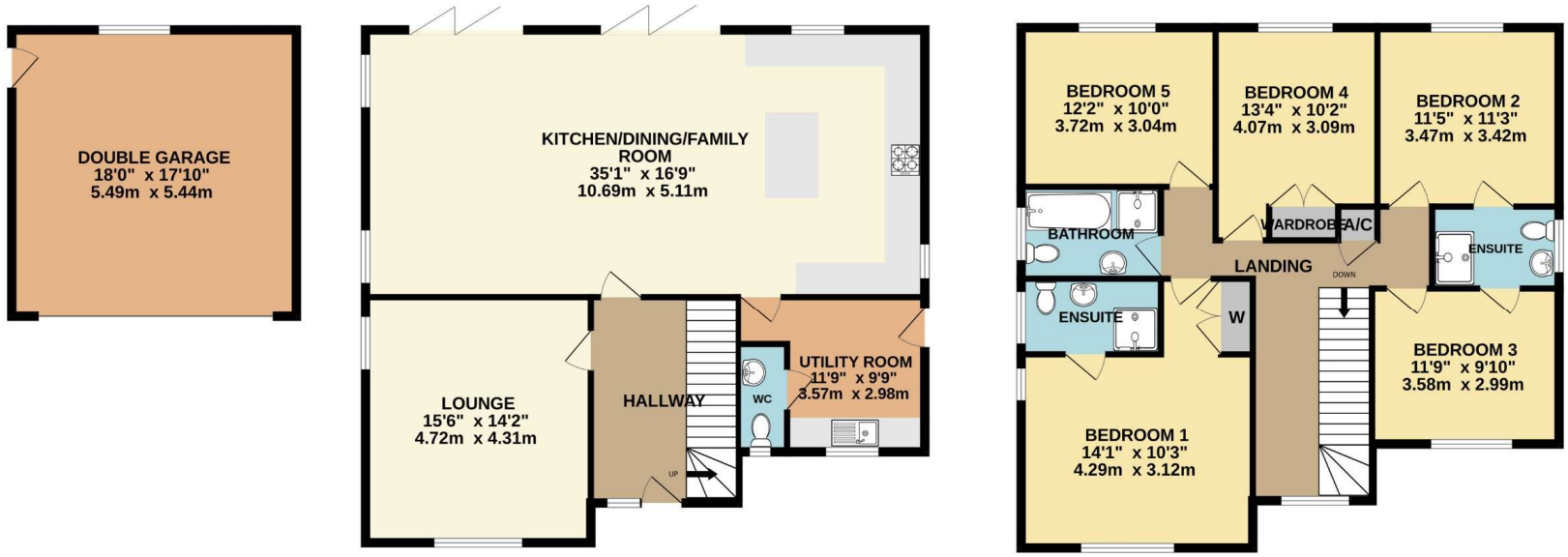
A century of caring for your *happiness* and your *home.*

Viewing

Please contact our **Braunton** office on **01271 812263** if you wish to arrange a viewing appointment for this property or require further information.

GROUND FLOOR
1362 sq.ft. (126.6 sq.m.) approx.

1ST FLOOR
1005 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA : 2368 sq.ft. (220.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk Based on these details, our Lettings & Property Management Department suggest an achievable gross monthly rental income of £1,900 subject to any necessary works and legal requirements (correct at September 2026). This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal. Purchasers should be aware that any property let out must currently achieve a minimum band E on the EPC rating, and that this rating may increase. Please refer to your solicitors as the legal position may change at any time. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK