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20 HEANTON MEADOWS

Chivenor, Barnstaple,
Devon, EX31 4GD

£345,000 FREEHOLD

Predicted Rental Income £1,300pcm

TBC | 3 | 2 | 1 | B

A semi-detached family home with driveway parking for 2/3 cars, underfloor heating to the ground floor with upgraded Oak doors, full alarm system and newly built shed, with no onward chain.

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

Key Features

- OAK DOOR UPGRADES
- UNDERFLOOR HEATING TO GROUND FLOOR
- SOUTH FACING GARDEN
- ELECTRIC CAR CHARGING
- 9 YEARS LABC WARRANTY
- FULLY FITTED ALARM
- NO ONWARD CHAIN
- NEW SHED IN GARDEN
- PARKING FOR 2/3 CARS

Overview

Located at the sought after Heanton Meadows in Chivenor with fantastic local businesses nearby, is this three bedroom semi-detached home.

The property has a downstairs toilet, oak doors throughout as an upgrade with underfloor heating to the whole ground floor. The open-plan living area has an understairs cupboard, french doors to the garden. Off the living space is a fully fitted kitchen with integral oven, hob, washing machine and fridge/freezer.

To the first floor are three bedrooms, the main bedroom has an ensuite shower room and fitted cupboard. There is a family bathroom the landing and an airing cupboard.

Outside to the front is a large double width driveway, for up to three cars and side gate to the rear ideal for bins. The rear garden is South facing with patio for outdoor dining and lawn with newly built shed. NO ONWARD CHAIN.

AGENTS NOTE: The images included in the marketing have been virtually staged and will vary in proportion and internal inspection.





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 mains water, electric and drainage connected.

Air source heat pump, underfloor to ground floor.

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

Proceed from Barnstaple to Braunton on the A361. At the first roundabout (approx. 3 miles) take the second exit and stay on the A361. At the second roundabout take the third exit (back towards Barnstaple) and stay on the A361. Immediately on your left take the road to Heanton Hill. Heanton Lea Gardens is immediately on the left, number 20 can be found a short way down on your left hand side

View this property

Please contact our Braunton Office on 01271 812263

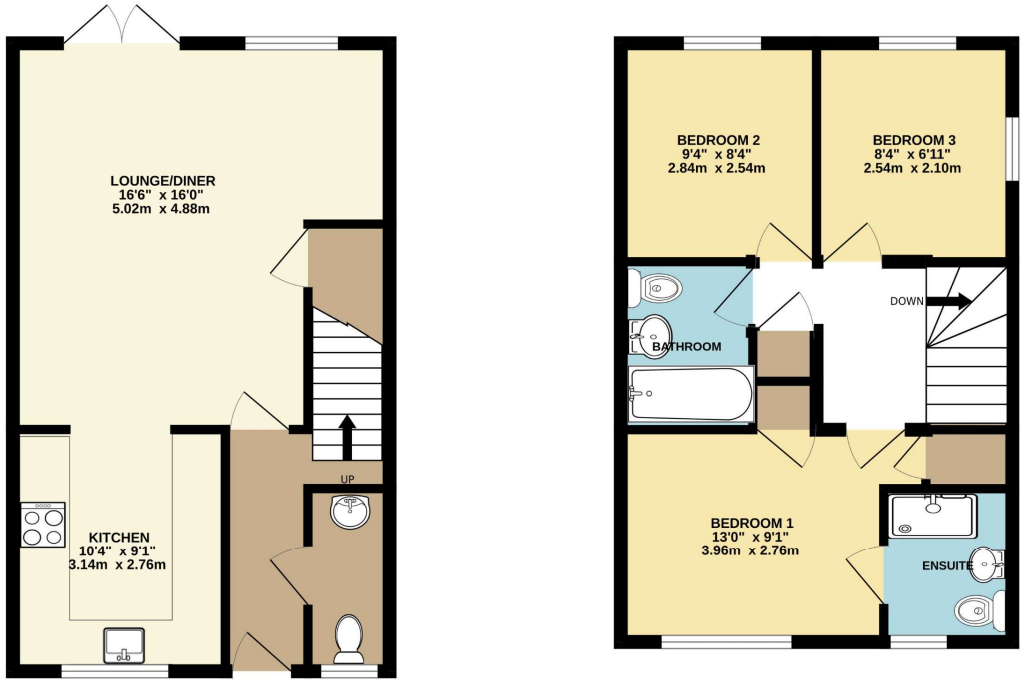
VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

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
429 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 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.
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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 £TBC to £TBC subject to any necessary works and legal requirements (correct at TBC). 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**

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