



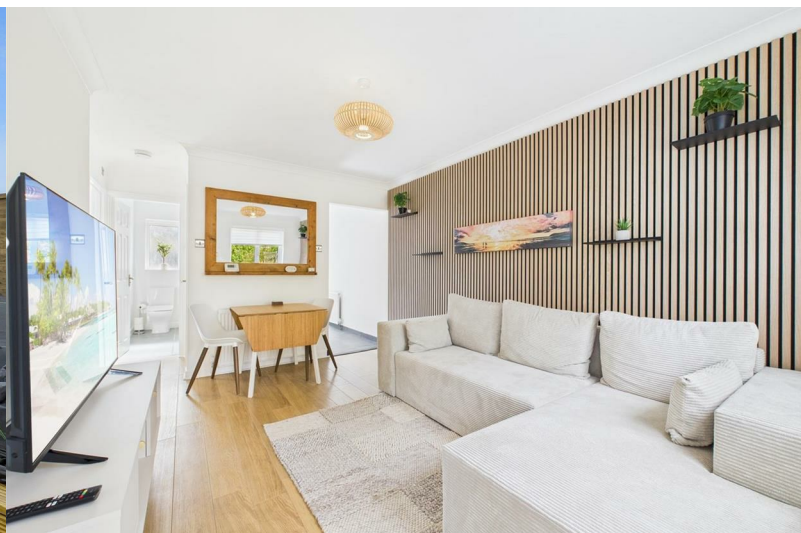
turners



2 Heanton Lea

, Chivenor, EX31 4BX

Asking Price £240,000



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Property Description

An immaculately presented two-bedroom terraced bungalow, fully refurbished and ready for immediate occupation with no onward chain. Situated in a desirable and well-connected location, this home offers excellent access to Braunton, Barnstaple, the Tarka Trail, and the stunning nearby beaches, making it an attractive option for both homeowners and investors.

Inside, the property features a light-filled lounge and dining area with practical wood laminate flooring throughout, leading to a newly fitted modern kitchen complete with integrated appliances and space for a washing machine. Both bedrooms are generously sized doubles, one overlooking the front garden and the other enjoying a south-facing aspect to the rear. A stylish new shower room with contemporary fittings adds to the appeal.

Externally, the property enjoys a private landscaped garden to the front, while the rear garden is designed for low maintenance with gravel and gated access to an allocated parking area. Offering turnkey condition, modern upgrades, and an enviable location, this property represents an excellent opportunity for buyers seeking a permanent residence, a holiday home, or a rental investment.

Location

Braunton is well known for its passionate community spirit and is rumored to be the largest village in England with the famous stretch of Sands, Braunton Burrows. The hustling village offers an abundance of

activities and eateries, all locally run.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.

Agent Notes

The property has an annual service charge of £120, which covers all costs towards communal spaces.

Direction

From our office, head east on Caen Street towards the A361. Once you reach the second traffic lights, turn right onto A361 towards Barnstaple. At the roundabout, take the first exit and follow the A361 towards Barnstaple. Continue over the first roundabout, at the next roundabout a short distance after take the first exit, left into Heanton Lea, follow the road around and continue for a short distance where the parking area will be found on your right. Park in the bay numbered No.2.

Whats3words- [motels.resonated.giggles](https://www.whats3words.com/motels.resonated.giggles)



Road Map



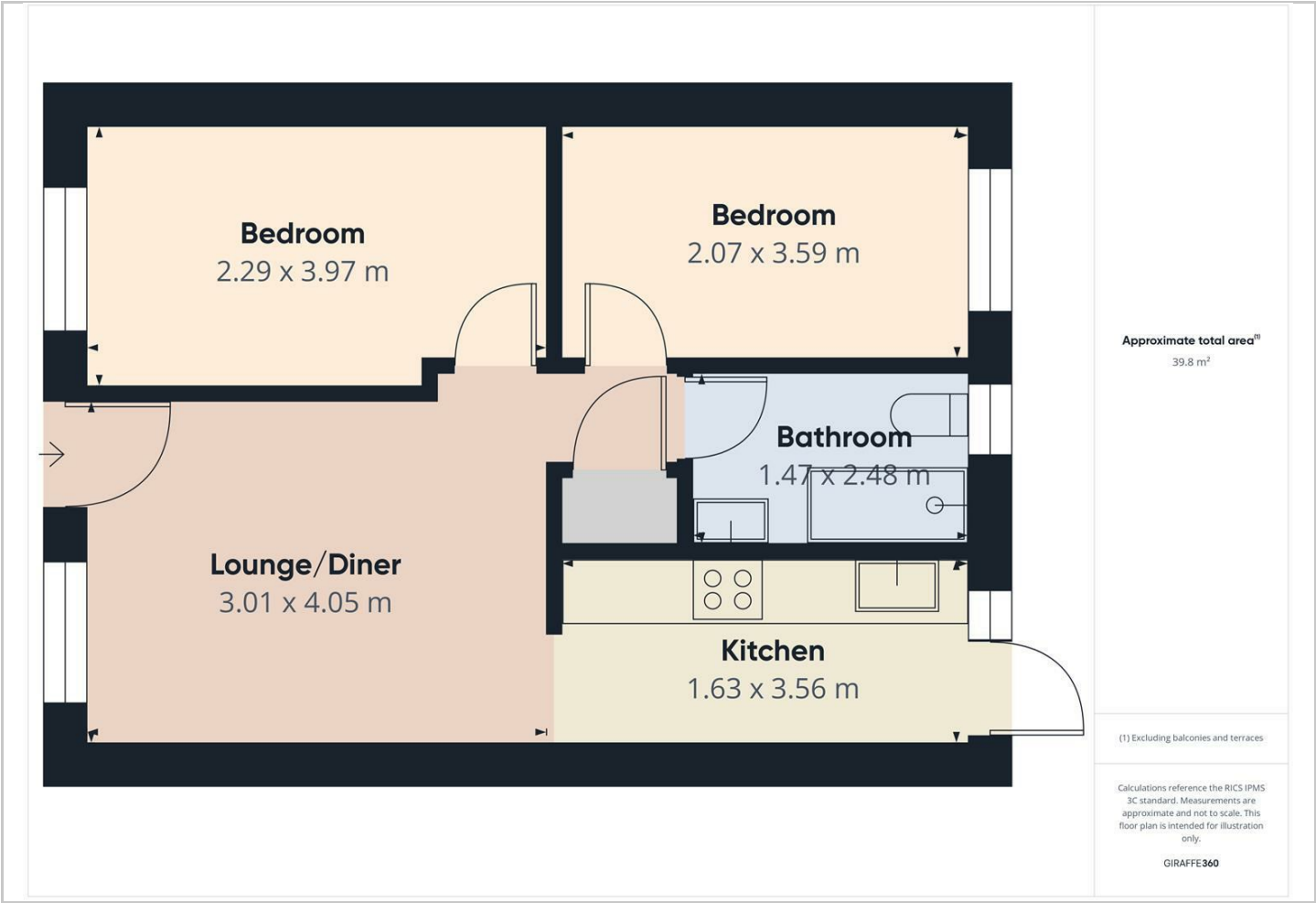
Hybrid Map



Terrain Map



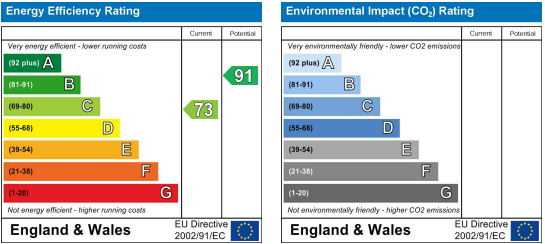
Floor Plan



Viewing

Please contact our Turners Property Centre - Braunton Office on 01271 815651 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.