



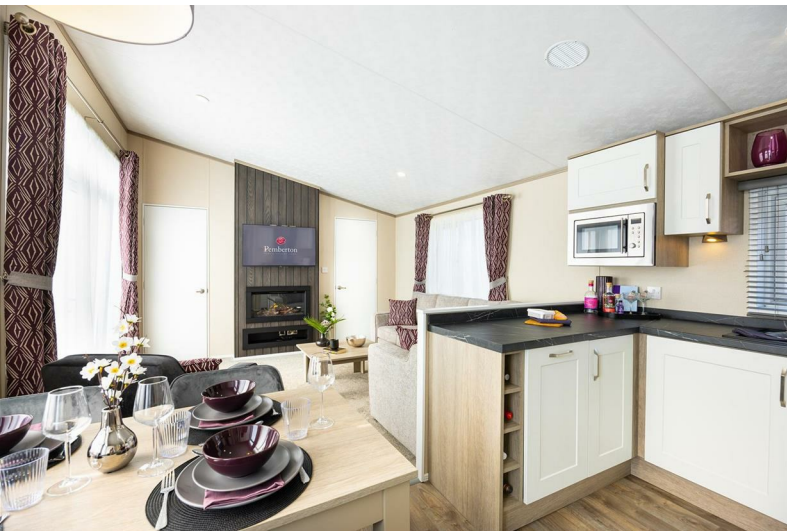
turners



Plot 20 Chivenor

Braunton, Barnstaple, EX31 4BN

£160,000



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Property Description

The Marlow offers a open-plan layout and features a central dining area, with the option of adding French doors. The lounge boasts sleek, low-level furniture and chunky shelving, creating a minimalistic, contemporary look. In the kitchen, you'll find ample storage, white Shaker-style doors, a spacious countertop with integrated appliances. With open plan layout you have a spacious kitchen/diner/lounge area perfect for entertaining.

The main bedroom benefits from fitted wardrobe space and en-suite facilities, with bedroom two being set up as a twin room, with a modern 3 piece shower suite adjacent.

Brand new gated community with all lodges coming fully furnished.

Location

Braunton is well known for its passionate community spirit and is rumoured 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 Gold Coast and Malibu in California. For a change of scenery Exmoor National Park offers breath-taking rolling countryside, perfect for avid walkers.

Agent Notes

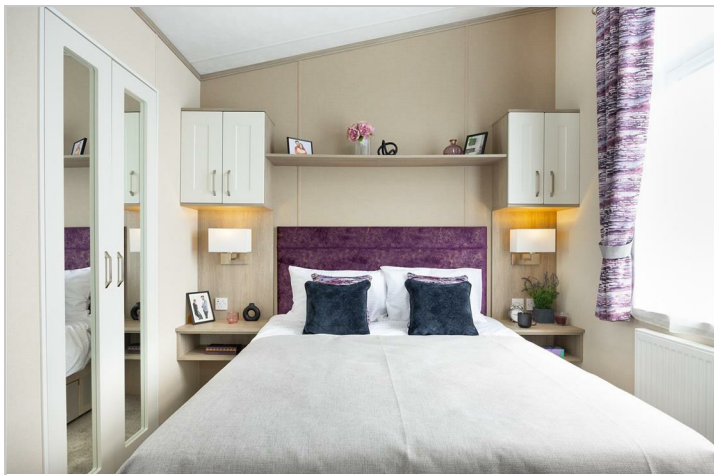
Open for 11 months of the year (closed Feb)
99 year lease (commencing from new purchase)
Service Charge - £400 per month including vat
No council tax to pay.
All lodges are fully furnished
New gated development

All location and marketing images provided are for marketing purposes only and will differ from each plot location

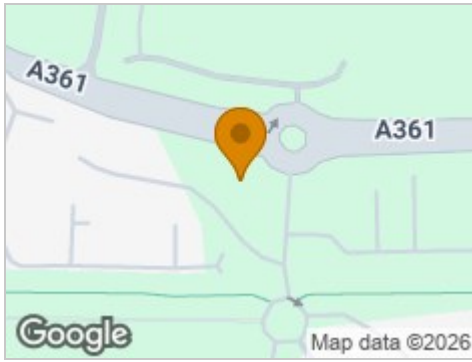
Note the specification can differ across the range of models

Directions

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 Chivenor Park, follow the road around to your right where reception will be found immediately in front of you and a sales team member will greet you.



Road Map



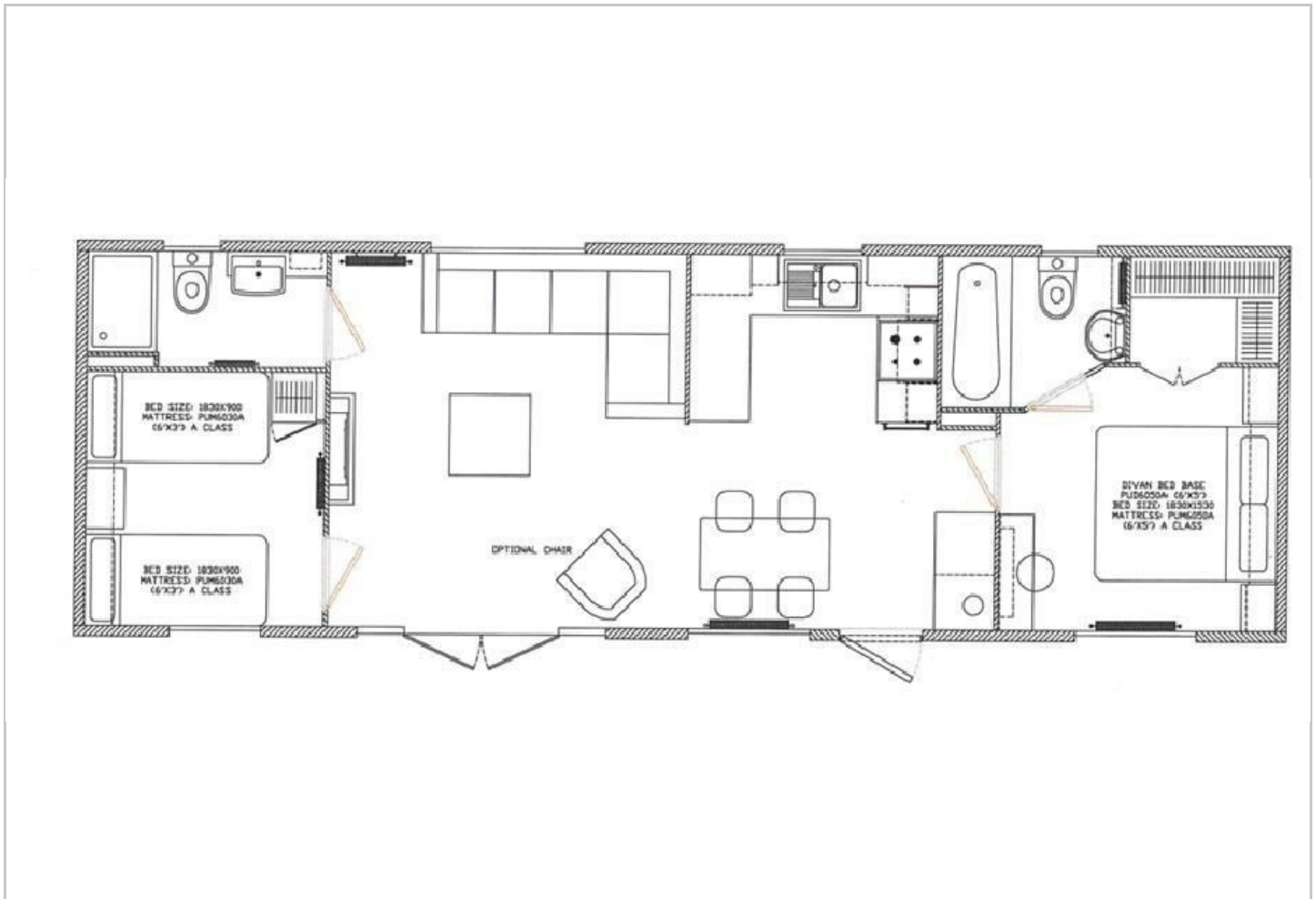
Hybrid Map



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

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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.