



# turners



**Plot 28 Chivenor, Barnstaple, EX31 4BN**

**Asking Price £188,000**

Lilac Lodge blends luxury with Scandinavian-inspired style, featuring open-plan living, a chic kitchen, 2 bedrooms, and modern comforts—your perfect holiday retreat for relaxation and memories.

### Property Description

Lilac Lodge is the perfect blend of luxury and contemporary style, offering a real sense of elegance and comfort. With its Scandinavian-inspired design, combining textured wood tones and quality fabrics, this lodge creates a calming and stylish retreat. Built with practicality in mind, every model includes central heating, double glazing, extra insulation, and a fully galvanised chassis.

Inside, the open-plan living area is light-filled and welcoming, with feature log burner effect electric fire place, and a beautifully designed kitchen that's both functional and sophisticated. With matt grey cupboards, marble-effect worktops, and a striking kitchen island, it's a space designed for socialising as much as cooking. The adjoining dining area, sits perfectly by the French doors, bringing in natural light and a touch of elegance.

The bedrooms continue the theme of stylish comfort, with a spacious master suite complete with a king-size bed, walk-in wardrobe, dressing table, and a luxurious ensuite bathroom. Twin rooms are thoughtfully designed with divan beds and feature headboards, making them perfect for family and guests. Outside you have driveway parking for 2 vehicles.

With a two-bedroom dynamic layout Lilac Lodge offers affordability, luxury and your dream holiday home – a place to relax, unwind, and create unforgettable memories.

### 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)  
Annual Service Charge - £4800 including VAT

\*\*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\*\*

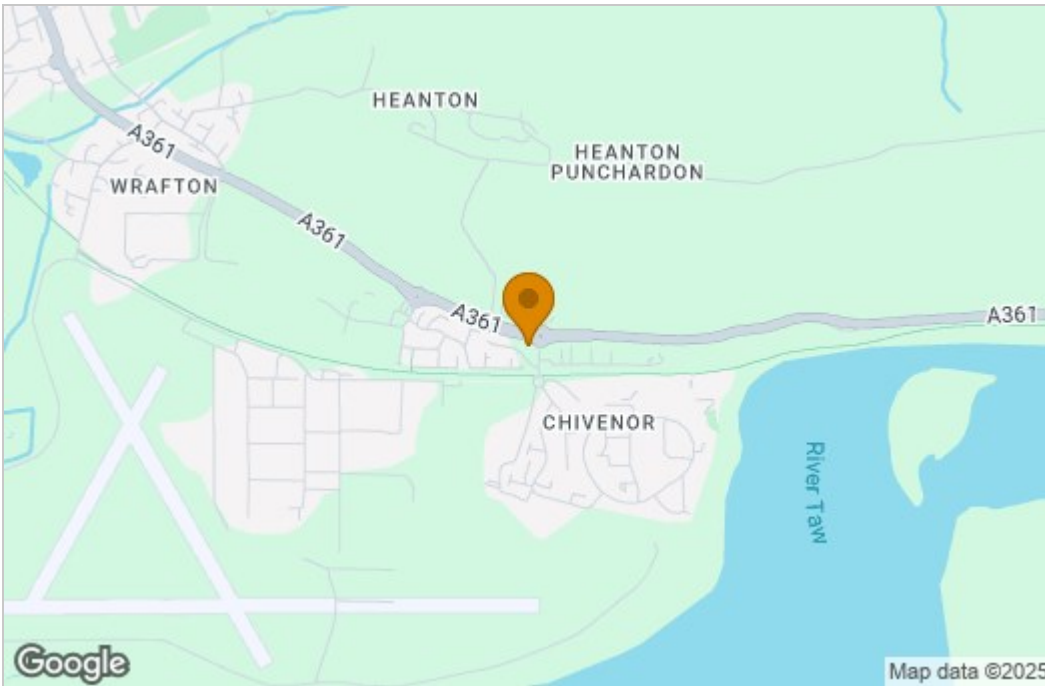
### Directions

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.

## Floor Plan



## Area Map



## Energy Efficiency Graph

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

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