



# turners



**Plot 20 Chivenor, Barnstaple, EX31 4BN**

**£160,000**

The Marlow offers a spacious open-plan lounge, dining, and kitchen with sleek furniture and integrated appliances, plus a master en-suite and twin room, perfect for modern holiday living.

### 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.

### 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 + VAT

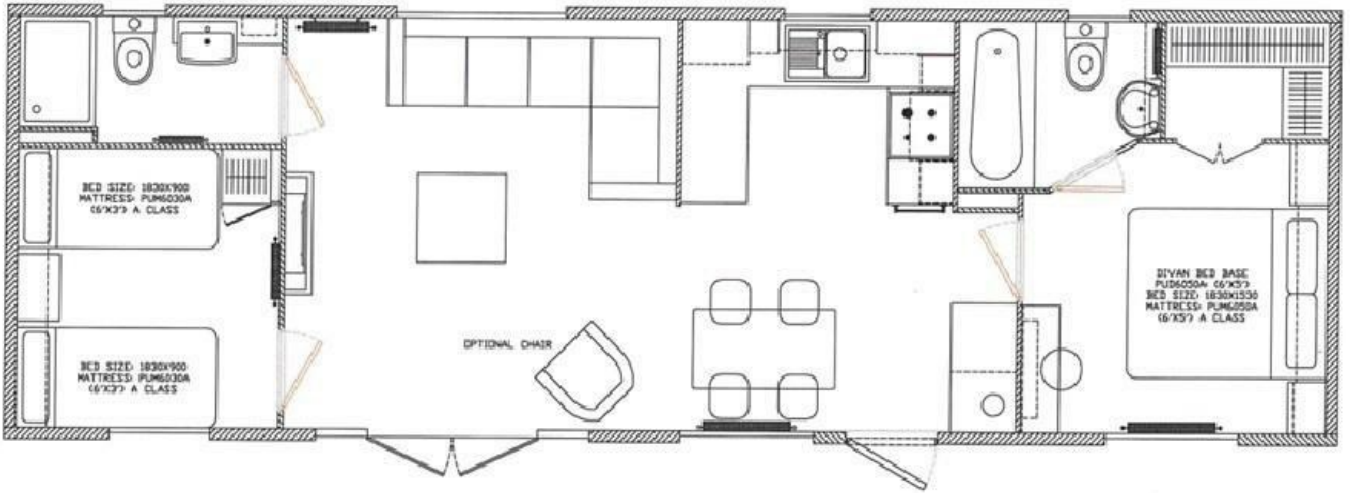
\*\*All location and marketing images provided are for marketing purposes only and will differ from each plot location\*\*

\*\*Note the specification can differ across the range of models\*\*

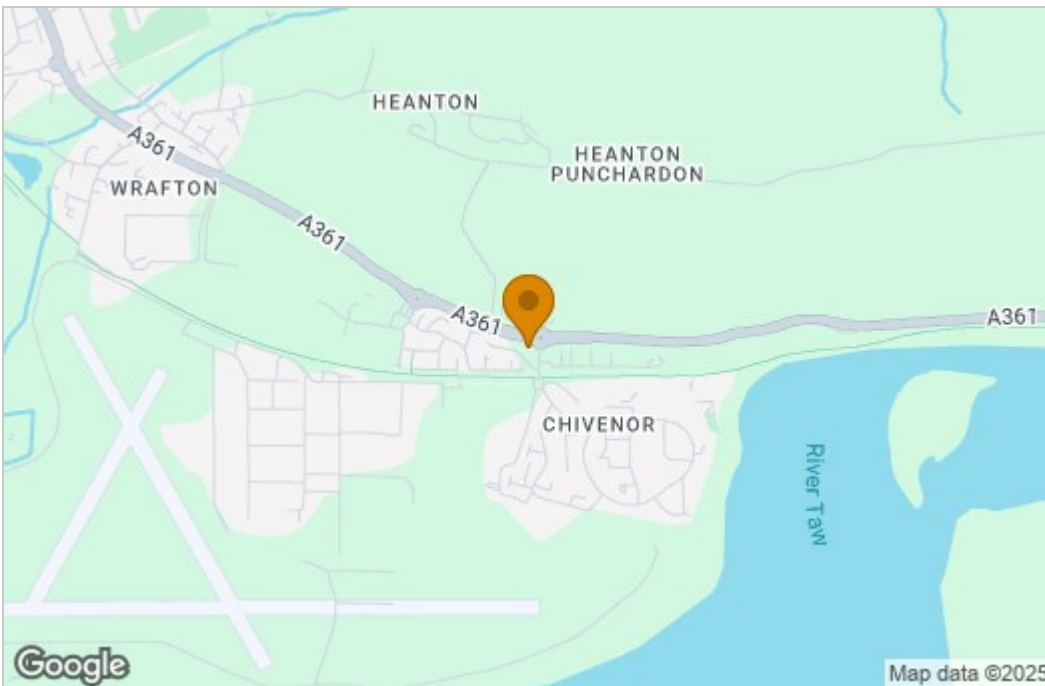
### Directions

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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