



# turners



**Plot 15 Chivenor, Barnstaple, EX31 4BN**

**£169,995**

Tarka's Nook Lodge features a sleek mono-pitch roof, panoramic windows, luxurious interiors with clever storage, modern lighting, a fully equipped kitchen, and a main bedroom en-suite.

### Property Description

The Tarka's Nook Lodge— is a striking new addition that sets a fresh benchmark in contemporary, high-quality holiday lodges. Brand new gated community with all lodges coming fully furnished.

With its sleek mono-pitch roofline, the lodge offers a bold architectural statement, enhancing both space and style. Expansive floor-to-ceiling windows flood the interiors with natural light while framing panoramic views, creating a sense of openness and connection to the outdoors.

Inside, every detail has been carefully designed to maximise comfort and practicality. Clever storage solutions, modern lighting, and refined styling combine to deliver a truly luxurious living environment. The fully equipped kitchen boasts integrated appliances and a premium American-style fridge freezer.

The shower room offers generous proportions and a large, domestic-style shower, while the master suite is a sanctuary of its own, complete with private ensuite and an impressive array of fitted wardrobes.

With its innovative design and uncompromising attention to detail, Tarka's Nook Lodge is a standout addition to the range.

### 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 (this can be paid monthly)  
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\*\*

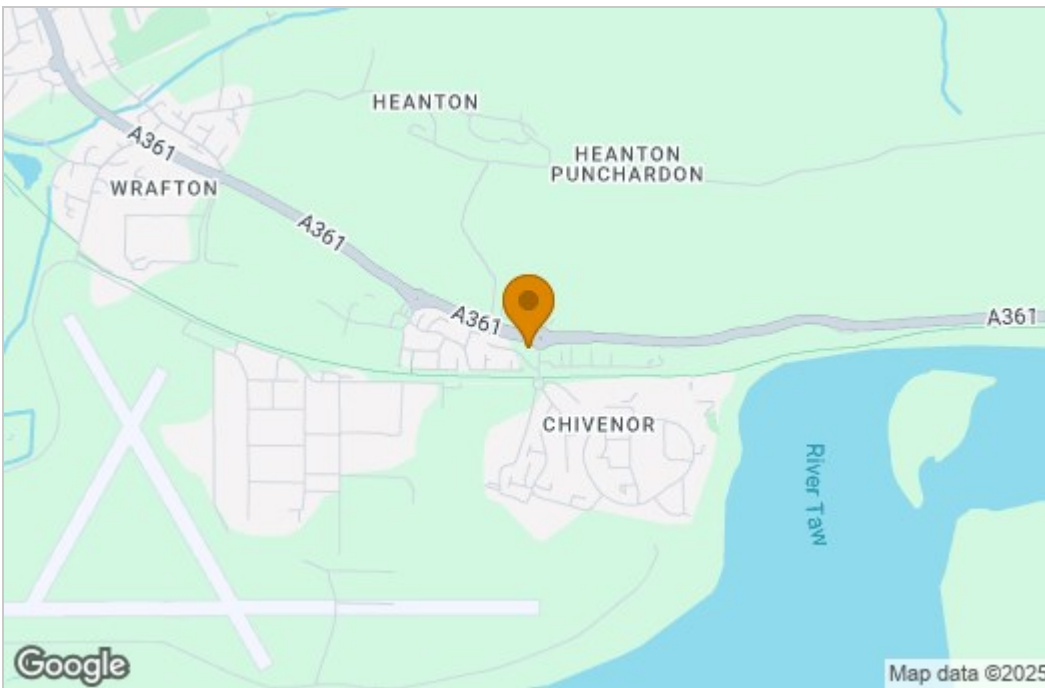
### Directions

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.

## 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.

4 Cedar House Caen Street, Braunton, Devon, EX33 1AH

Tel: 01271 815651 Email: [sales@turnerspropertycentre.co.uk](mailto:sales@turnerspropertycentre.co.uk) <https://www.turnerspropertycentre.co.uk>