



turners



Plot 18 Chivenor, Barnstaple, EX31 4BN

Asking Price £84,995

The Saffron Deluxe features modern open-plan living, free-standing sofas and dining, and a sleek, stylish interior, creating a comfortable holiday lodge that exceeds expectations.

Property Description

The Saffron Deluxe offers modern, open plan design, ideal for spending quality time with family and friends. Free standing sofas and dining table and chairs along with a well-equipped kitchen, including integrated appliances. With French doors opening up to help bring the outside in, this is a thoughtfully designed holiday home providing exceptional value for money, guaranteed to exceed expectations.

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

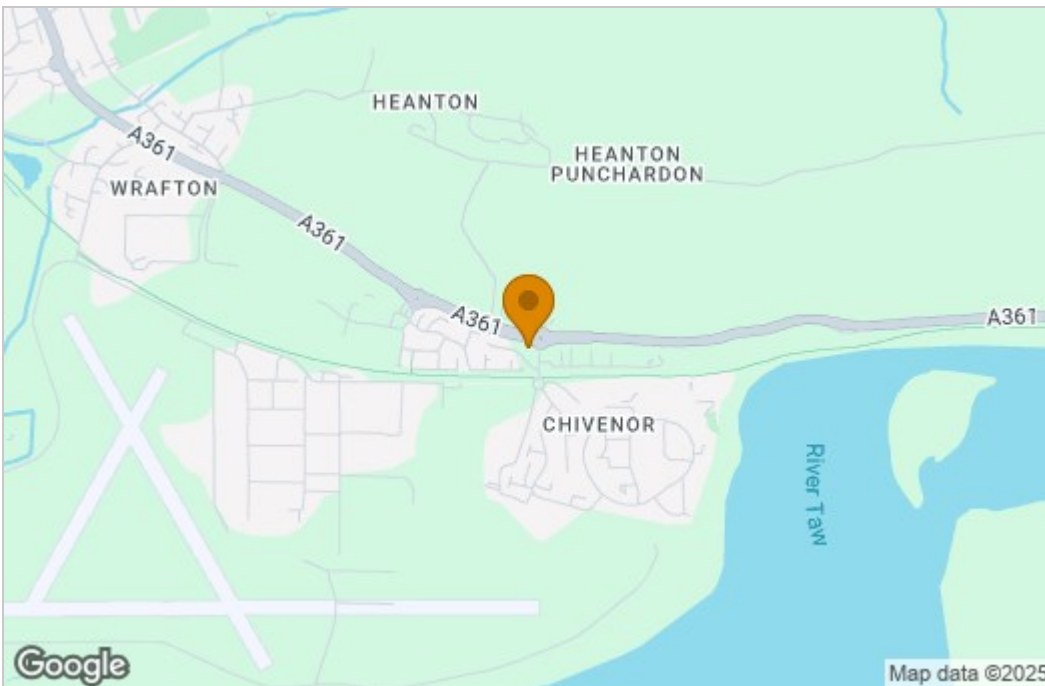
From our office, head east on Caen Street towards the A361. Once you reach the second traffic lights, turn right onto A361 towards Barnstaple. At the roundabout, take the first exit and follow the A361 towards Barnstaple. Continue over the first roundabout, at the next roundabout a short distance after 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



Saffron Deluxe 36x12 2 Bed

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|-----------------------------------------------------------------------|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| 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.

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

Tel: 01271 815651 Email: sales@turnerspropertycentre.co.uk <https://www.turnerspropertycentre.co.uk>