



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

14 Chardon Close  
Chivenor  
Barnstaple  
Devon  
EX31 4FF

**Asking Price: £300,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@bopproperty.com

# 14 Chardon Close, Chivenor, Barnstaple, Devon, EX31 4FF

AN IMMACULATE SEMI-DETACHED MODERN HOME OFFERED FOR SALE WITH NO ONWARD CHAIN



- 3 Bedrooms (1 En-suite)
- Ground Floor Cloakroom & First Floor Bathroom
- Spacious & airy Lounge / Dining Room opening onto the rear garden
  - Open-plan modern Kitchen
  - Sunny rear garden with patio & lawn
  - 2 off-road parking spaces
- Close to public transport links, local amenities, nearby schools & the Tarka Trail
- This property offers a combination of comfort, location & practicality



Braunton is believed to be the largest village in England. It has a fantastic atmosphere and buzz with trendy pubs and restaurants. It also has primary and secondary schools, a variety of shops and amenities to hand such as doctors, hair and beauty shops, a bank and post office. Braunton has many places of interest such as the Medieval Great Field and Braunton Burrows.

The Tarka Trail offers many great walks for hiking or just a leisurely stroll. Established in 1897, Saunton's 36-hole championship Golf Course is only 2 miles away. Saunton, Croyde and Woolacombe have some of the best surfing beaches and are only a stone's throw.



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## Changing Lifestyles

Welcomed to the market with no onward chain is this immaculately presented 3 Bedroom semi-detached modern home with open-plan and light living spaces and 3 well-proportioned Bedrooms (Master En-suite).

Upon entering the property, the Ground Floor has a spacious and airy Lounge / Dining Room with French doors opening onto the garden and patio - ideal for relaxing or entertaining. The open-plan Kitchen boasts modern appliances and an abundance of natural light that creates a welcoming and pleasant cooking environment.

The property features 3 well-proportioned First Floor Bedrooms. Bedroom 1 is a large double room with an En-suite Bathroom and built-in double-width wardrobes providing ample storage space. Bedroom 2 is also a double room with natural light flooding in that enhances the spacious feel of the room. Bedroom 3 is a well-proportioned and brightly lit room. There is also a Bathroom on this floor.

Outside, the property enjoys a sunny aspect with rear patio and lawned gardens, side gated access and an outside tap.

This property has 2 off-road parking spaces, a highly sought after feature in today's market. The location of this home is perfect, not only are excellent public transport links and local amenities within easy reach, but there are also nearby schools, making it a perfect family home together with its proximity to the renowned Tarka Trail. This offers a great opportunity for lovers of outdoor activities to enjoy cycling and walking, right on their doorstep.

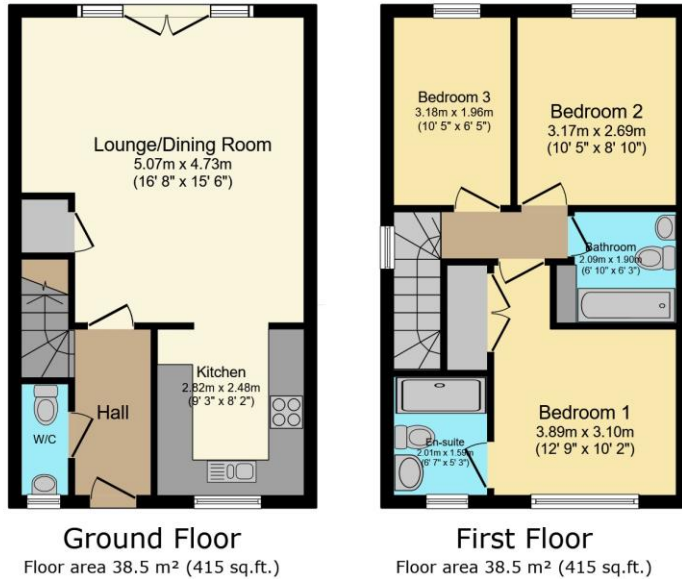
In summary, this property offers a combination of comfort, location and practicality. Its open-plan layout and modern features make it a place you'll be proud to call home. Call today to arrange a viewing.

**Council Tax Band**  
B - North Devon Council



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TOTAL: 77.0 m<sup>2</sup> (829 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	84	
(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>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions

From Barnstaple Town Centre, proceed towards Braunton on the A361 Braunton Road passing Heanton Court on your left hand side. At the roundabout, take the first exit staying on the A361. At the next roundabout, take the first exit onto Tinever Road. Take the next left hand turning onto Thistle Bridge Road. Follow this road taking the fourth left hand turning into Chardon Close. Bear right at the end to where number 14 will be found on your left hand side with a numberplate displayed.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.