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Changing Lifestyles

16 Hawkridge Road
Chivenor
Devon
EX31 4BB

Asking Price: £250,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

16 Hawkridge Road, Chivenor, Devon, EX31 4BB

Ideal first home or investment in a popular location...



- Three bedrooms
- Amazing garden
- Allocated parking
- Close to the Tarka Trail
 - EPC: C
- Council Tax Band: B



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Situated within a highly sought-after residential development, this beautifully presented three-bedroom end-terrace home offers spacious, light-filled accommodation arranged over two floors, together with enclosed gardens and two allocated parking spaces.

Perfectly suited to first-time buyers, growing families or investors, the property is easy to maintain and ready for immediate occupation.

The accommodation benefits from UPVC double glazing and gas-fired radiator central heating throughout. An inviting entrance hall sets the tone and provides access to the principal ground floor rooms. The generous dual-aspect living room is a particular highlight, enjoying excellent natural light from windows to both front and rear elevations, creating a bright and welcoming space ideal for relaxing or entertaining.

The spacious kitchen is well appointed with a comprehensive range of base and wall units, ample work surfaces and space for appliances, including an American-style fridge/freezer. Overlooking the rear garden, it also provides direct access outside, making it perfectly suited for modern family living and indoor-outdoor entertaining. A convenient ground floor cloakroom completes the downstairs accommodation.

To the first floor are three well-proportioned bedrooms. The principal bedroom offers fitted wardrobe space, while bedroom two also benefits from built-in storage. The contemporary shower room has been stylishly fitted with a corner walk-in shower, vanity basin and heated towel rail. A separate first-floor WC adds further practicality for family living.

Externally, the property enjoys a neat lawned frontage with attractive shrub borders, enhancing its kerb appeal. The fully enclosed rear garden is predominantly laid to lawn with a paved patio area — ideal for outdoor dining, children, or pets. A rear gate provides direct access to the communal parking area where two allocated spaces offer both convenience and security.

Constructed in traditional style with attractive red brick and tiled elevations, this appealing home combines timeless design with modern comfort in a desirable location — an opportunity not to be missed.

Chivenor is a popular residential area situated on the outskirts of Barnstaple, offering an appealing balance of village surroundings and convenient access to North Devon's principal town. The area is particularly well regarded for its proximity to the River Taw and the renowned Tarka Trail, providing excellent opportunities for walking and cycling directly from the doorstep.

Barnstaple town centre is approximately three miles away and offers an extensive range of shopping, leisure and educational facilities, including supermarkets, retail parks, restaurants and schooling for all ages. The North Devon Link Road (A361) is also easily accessible, providing a convenient route to the M5 motorway network.

Nearby Braunton is within easy reach and provides a further range of everyday amenities, independent shops and schooling, making Chivenor a well-positioned and convenient location for a variety of buyers.

Main Entrance - UPVC double-glazed door leading to:

Entrance Hall - 4'3" x 5'9" (1.3m x 1.75m)

Stairs leading to first floor, sliding door leading to:

Downstairs WC - 3'8" x 2'7" (1.12m x 0.79m)

Low-level flush button WC, wall-mounted wash hand basin, opening leading to:

Kitchen - 17'7" x 5'4" (5.36m x 1.63m)

UPVC double-glazed door to front elevation, UPVC double-glazed door and window to rear elevation, range of wall and base units, space and plumbing for washing machine, space for cooker with extractor fan above, stainless steel sink and drainer inset into countertops, tiled splashbacking, cupboard with under-stairs storage, gas boiler location.

Living Room - 17'8" x 13'9" (5.38m x 4.2m)

UPVC double-glazed windows to front and rear elevations, radiator.

First Floor

Landing - 2'7" x 8'10" (0.79m x 2.7m)

UPVC double-glazed window to rear elevation, storage cupboard housing immersion heater, access to loft, doors leading to:

Bedroom One - 10'8" x 12'5" (3.25m x 3.78m)

UPVC double-glazed window to front elevation, radiator, built-in wardrobes.

Bedroom Two - 12'1" x 8'2" (3.68m x 2.5m)

UPVC double-glazed window to front elevation, radiator.

Bedroom Three - 6'10" x 10'8" (2.08m x 3.25m)

UPVC double-glazed window to rear elevation, radiator.

Bathroom - 5'4" x 4'7" (1.63m x 1.4m)

UPVC double-glazed obscured window to rear elevation, wash hand basin with storage unit below and vanity mirror above, corner shower with marble-effect panel and Triton electric shower, wall-mounted heated towel radiator, extractor fan.

WC - 2'7" x 4'9" (0.79m x 1.45m)

UPVC double-glazed window to rear elevation, low-level flush button WC.

Outside - To the front is a neatly maintained lawn with attractive shrub borders, creating a welcoming approach. The fully enclosed rear garden is mainly laid to lawn with a paved patio area ideal for outdoor dining and relaxing. A rear access gate leads directly to the two allocated parking spaces, offering both convenience and practicality.

AGENT NOTES - This property is registered under Land Registry Title Number DN492246 with UPRN 100040247460 and is held on a Freehold tenure. The plot measures approximately 0.05 acres. It falls under Devon County Council, with a flood risk recorded as Very Low and is not within a Conservation Area. Services include mains gas central heating and mains water and drainage. The property benefits from allocated parking and a private garden. It is in Council Tax Band B with an annual cost of approximately £1,956. The EPC rating is C. There are no known building safety issues and there are no current planning applications in place relating to the property. Connectivity is good, with broadband speeds available up to 63 Mbps (superfast), mobile coverage from EE, Vodafone, Three and O2, and TV/satellite services available via BT, Sky and Virgin Media.

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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

Directions

From our Ilfracombe office at 119 High Street, EX34 9EY, proceed out of town heading south-east and join the A361 signposted Barnstaple. Continue along the A361 through Knowle and Braunton towards Barnstaple. As you approach Barnstaple, take the A39 turning signposted Instow/Chivenor and follow the road towards Chivenor. Continue into the residential area and turn onto Hawkridge Road, where number 16 will be found along the road. The journey is approximately 12 miles and takes around 25–30 minutes depending on traffic.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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