



16, HEANTON LEA, CHIVENOR
TOTAL FLOOR AREA: 510 sq.ft. (47.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A Well Presented 2 Bedroom Mid Terrace Bungalow Guide Price

16 Heanton Lea, Chivenor, Barnstaple, EX31 4BX

£197,500

- 2 Bedrooms & Shower Room
- Entrance Porch & Sitting Room
- PVC Double Glazed & Gas C/H
- Lovely Front & Rear Gardens
- Parking Space, Visitor Parking
- Ideal First Time Purchase
- Investment Opportunity
- Convenient Location
- EPC: Band

Directions

From Barnstaple proceed along the A361 to Braunton and at the roundabout at Chivenor RMB, take the 3rd exit and proceed into Heanton Lea which bears around to the left. Proceed ahead where you will see the parking spaces on the right hand side. Follow the footpath up and around leading to the large open space that is to the centre of this select development, number 16 is clearly numbered and is found approximately in the middle of the terrace.

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Overview

Phillips Smith & Dunn are delighted to offer to the market number 16 Heanton Lea, found to be an easy to run 2 bedroom mid terrace bungalow offered for sale with 'No onward' chain. The property forms part of the popular Heanton Lea development situated at Chivenor which comprises of similar style bungalows and is considered ideal for those seeking their first home/investment opportunity or a low maintenance retirement property.

The accommodation is very well presented both inside and out which must be viewed to be fully appreciated. The bungalow benefits from gas fired radiator central heating and PVC double glazing throughout and also has the advantage of a designated car parking space located just a short walk from the property.

Briefly the accommodation comprises, entrance door leading into the entrance porch that leads through to the lounge diner, this room has a pleasant outlook overlooking the front garden, the inner hall serves all rooms with airing cupboard housing the gas boiler feeding central heating system. The kitchen has ample base and wall units along with rolled top working surfaces, with inset single bowl stainless steel sink unit, with space and plumbing below for a washing machine. There are additional wall units with space to the side for a free standing fridge freezer. There are 2 bedrooms (one with a spacious built in wardrobe) and a very appointed contemporary shower room with part tiled walls, the shower mixer is fed direct from the mains along with shower drencher over.

The gardens have been designed with easy maintenance in mind therefore, requiring the minimum of upkeep and fuss. To the front is a pleasant garden with a small lawn and area laid with stone chippings, along with a flower border stocked with established plants and shrubs. There are raised stone circular planters providing a pleasing focal point. this area is fully enclosed therefore, child and pet friendly. The rear garden enjoys a good degree of privacy and also requires the minimum of upkeep and fuss having been laid with paving to the majority. There is a timber store shed situated to one corner. There is also rear access that leads to a pathway to the rear of the properties. Furthermore, there is also the advantage of a dedicated parking space within close proximity being just a short walk from the property.

An early viewing is recommended at the earliest opportunity to appreciate this well presented home and the convenient position in which it stands.

Services

Mains gas, electric and water.

Council Tax

Band B

EPC Rating

Band C

Tenure

Freehold

Maintenance Charge

£120 per annum.
For upkeep of external communal area. (Central green)



Situation

The property is located within the popular Heanton Lea development at Chivenor. and is surrounded by similar style dwellings. Close by is a bus stop which connects to Braunton village which is approximately 1 mile to the West, and Barnstaple, the regional centre of North Devon is situated, approximately 4 miles to the East. The Tarka Trail is also close to hand and this offers many miles of delightful walks and cycling opportunities along the Taw Estuary towards Barnstaple.

Braunton village offers an excellent range of amenities including primary and secondary schooling, Tesco Store, restaurants, churches, public houses and a good number of local shops and stores. The superb sandy surfing beaches at Croyde and Saunton are a further 3 and 4 miles from Braunton. Saunton also offers the renowned golf club with its two championships courses.

Barnstaple, the regional centre of North Devon, has excellent covered shopping at Green Lanes and out of town shopping at Roundswell. Social facilities include a new leisure centre, The Queens Theatre, Scott's Cinema, Tarka Tennis Centre. There is access on to the North Devon Link Road which offers a convenient connection to the M5 motorway at Junction 27. The Tarka Train Line connects to Exeter in the South which then picks up the main route to London.



Room list:

Entrance Porch

Lounge Diner

4.27m x 3.02m (14'0 x 9'11)

Bedroom 1

4.27m x 2.24m (14'0 x 7'4)

Bedroom 2

3.58m x 2.11m (11'9 x 6'11)

Kitchen

4.27m x 2.16m max (14'0 x 7'1 max)

Shower Room

2.62m x 1.45m (8'7 x 4'9)

Ideal First Time Home

Investment Opportunity

Viewing Essential