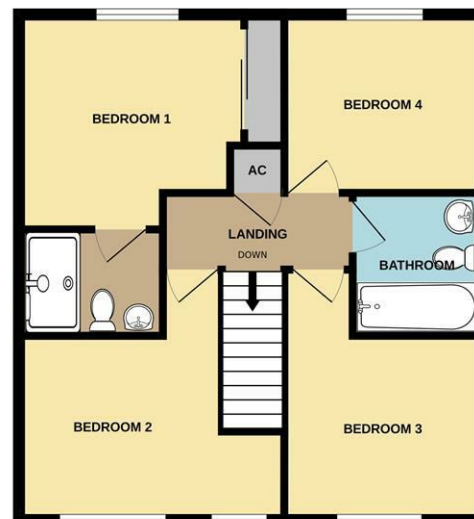


GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 1301 sq.ft. (120.9 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 mis-statement. 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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Directions

From Barnstaple proceed on the A361 to Braunton. Continue along the dual carriageway and continue on towards Braunton. Continue on over the Chivenor roundabout, then turn left at the next roundabout and take the first left into Tinever Road. Follow the road on and the house is on the right hand side.

**Looking to sell? Let us
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for free!**

Call 01271 814114

or email braunton@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Immaculate & Easy to Run Family Home

6 Thistle Bridge Road, Chivenor, Barnstaple, Devon, EX31 4FL

Asking Price

£415,000

- 4 Bedroom, 2 Bathrooms
- Gas Heating, Solars & D/Glazing
- Very Easy To Run Family Home
- Very Good Condition Throughout
- Living Room With Patio Doors
- Fitted Kitchen/ Breakfast Room
- Cloakroom & Study
- Off Road Parking & Garage
- Lovely South Facing Gardens



Overview

The new owner can move into this house with out having to lift a finger! Offered in in tip top order both inside and out. With 4 double bedrooms, this is an ideal family home which is sure to appeal to those who want an easy to run home. Only when viewed can this lovely home be fully appreciated.

There is the benefit of the balance of a 10 year NHBC warranty, double glazing, gas central heating and solar back up. Therefore, not only is it easy to run, it is also very economic. The rooms flow nicely with a good size entrance hall and cloakroom. The living room runs the with of the house and is to the rear, so it opens out onto the south facing rear garden via the French doors. There is access to the very well fitted kitchen/breakfast room which has some built in appliances including a 5 burner gas hob, electric oven, extractor fan and dishwasher. There is an excellent range of base and wall units, which also have underlighting. Also to the ground floor is a very useful study.

The the first floor. the landing has an airing cupboard and the main bedroom has built in wardrobes and an en suite shower room. There are 3 further double bedrooms and a nicely appointed family bathroom.

To the side of the house is a tarmac drive which provides off road parking and access to the garage. This has a side door to the rear garden. This a great space which is south facing and has a generous patio area, lawns and an area laid to chippings, ideal for a trampoline.

In all, this really is the ideal family home; easy to run; spacious; good garden; and easy to schools and amenities.

Services

All mains Connected

Council Tax band

E

EPC Rating

B

Tenure

Freehold

Viewings

Strictly by appointment with
Phillips, Smith & Dunn Branton
branch on
01271 814114



Outside

The property forms part of the sought after development known as 'The Landings'. Close by is a bus stop which connects to Branton village, approximately 1 mile to the west, and Barnstaple, the regional centre of north Devon, 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 and beyond.

Branton 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 beaches at Croyde and Saunton are a further 3 and 4 miles from Branton and Saunton also offers the renowned golf club with its two championships courses.

Barnstaple, the regional centre of north Devon, has excellent covered town centre shopping at Green Lanes and out of town shopping at Roundswell. Social facilities include a brand new leisure centre, The Queens Theatre, Scott's Cinema, Tarka Tennis Centre and ten pin bowling. 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 Hall

Cloakroom

Living Room

7.08 x 4.36 narr 3.53 (23'2" x 14'3" narr 11'6")

Kitchen/ Breakfast Room

4.04 x 2.93 (13'3" x 9'7")

Study

2.10 x 2 (6'10" x 6'6")

First Floor Landing

Bedroom 1

3.37 x 3.09 narr 2.66 (11'0" x 10'1" narr 8'8")

En Suite Shower

Bedroom 2

4.08 x 2.98 (13'4" x 9'9")

Bedroom 3

2.95 x 2.81 (9'8" x 9'2")

Bedroom 4

2.95 x 2.67 (9'8" x 8'9")

Family Bathroom

2.09 x 2.67 (6'10" x 8'9")

Garage

5.25 x 2.75 (17'2" x 9'0")

Lovely South Facing Lawned Garden & Good Size Pati

