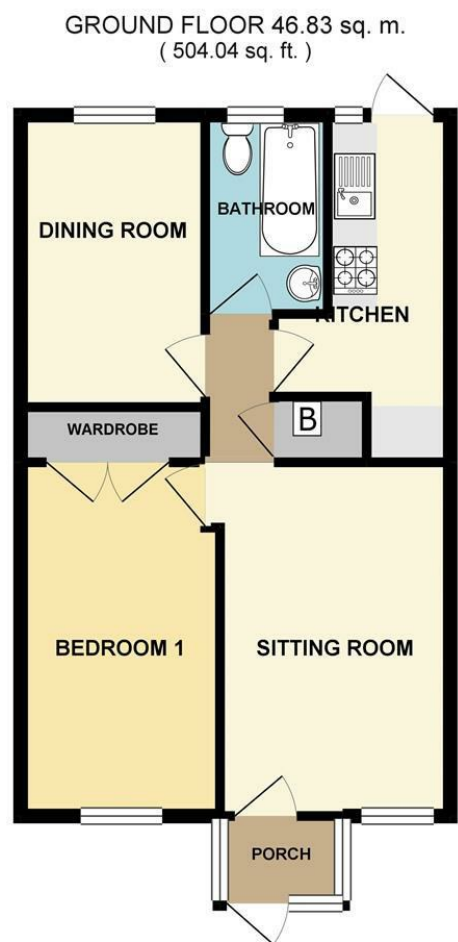




TOTAL FLOOR AREA: 46.83 sq. m. (504.04 sq. ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 is given to their operability or efficiency can be given.
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2 Bed Bungalow - Terrace

17 Heanton Lea, Chivenor, Barnstaple, Devon, EX31 4BX

PCM
£825 PCM

- 2 Bedrooms
- New carpets throughout
- Sorry no pets
- £675 PCM

Directions

From Barnstaple proceed towards Braunton & at Chivenor roundabout take the 3rd exit into Chivenor Caravan Park, then left into Heanton Lea. Here there are allocated spaces for each property. After parking follow the footpath on the right and no 17 is towards the back of the development.

**Looking to sell? Request
a free sales valuation
for your property.**

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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Overview



Room list:

Entrance Porch
1.47m x 1.07m (4'10 x 3'6)

Sitting Room
4.34m x 3.00m (14'3 x 9'10)

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

Kitchen
4.57m max x 2.11m narrows to
1.55m (15'0 max x 6'11 narrows to
5'1)

Bedroom 1
4.34m x 2.26m (14'3 x 7'5)

Bathroom
2.57m x 1.47m (8'5 x 4'10)

No Onward Chain

Front & Rear Gardens

Designated Parking Space

Must Be Viewed, Be Quick!

Outside

Directly to the front of the property is a gently sloping lawn with pathway leading to the front door. The garden enjoys a sunny, south facing aspect and is fully enclosed, therefore, child and pet friendly. The enclosed rear courtyard is accessible from the kitchen and has been laid with stone chippings for ease of maintenance. There is a pathway leading to a timber garden gate which provides pedestrian access to the rear of the property. The garden enjoys a pleasant outlook overlooking neighbouring pastureland. There is a useful timber garden shed along with outside tap.

Services

Gas, Electric, mains water

Council Tax band

B

EPC Rating

B

Tenure

Viewings

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

