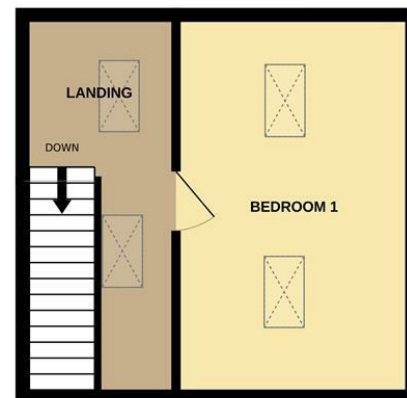


GROUND FLOOR

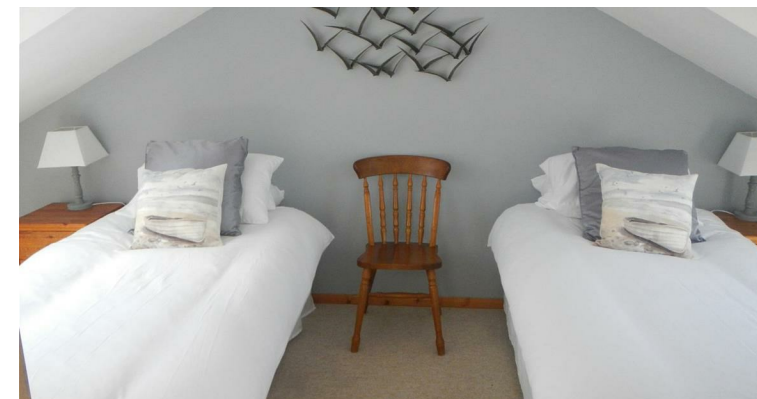


1ST FLOOR



6 HEANTON LEA, CHIVENOR

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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Deceptively Spacious 2 Bedroom Bungalow 'No Ongoing Chain'

6 Heanton Lea, Chivenor, Barnstaple, EX31 4BX

£210,000
Guide Price

- Open Plan Lounge Diner
- Kitchen
- Bathroom
- 2 Bedrooms
- Spacious Landing
- Designated Car Parking
- Low Maintenance Gardens
- Gas Centrally Heated
- 'No Onward Chain'

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Overview

Phillips Smith & Dunn are delighted to offer to the market number 6 Heanton Lea, found to be an easy to run 2 bedroom mid terrace chalet style bungalow situated in a tucked away position. The property forms part of the Heanton Lea development in Chivenor which is comprises of similar style bungalows and is considered ideal for those seeking their first home/investment opportunity or a low maintenance retirement property. This particular property has been the reconfigured and adapted circa 2010 to include the advantage of a first floor bedroom with useful landing.

The bungalow benefits from gas fired radiator central heating and PVC double glazing throughout and is available with 'No ongoing chain'. The property is found in need of of some updating and modernisation to include general modernisation in some areas and re decoration.

Briefly the accommodation comprises, front door leading into the spacious open plan lounge diner with pleasant outlook which overlooks the front garden. There is an inner hall serving all ground floor rooms along with cupboard housing gas boiler feeding central heating system. The kitchen has a wide assortment of base and wall units with shaker style door fronted units. There is a large expanse of working surface with inset sink unit and gas hob, oven below and extraction unit above. There is space and provision for a free standing fridge freezer along with plumbing for washing machine. There is rear access that leads to the enclosed rear garden and to the designated car parking space. Furthermore to the ground floor is bedroom 2 having an open wardrobe and 3 piece bathroom. From the lounge diner a staircase rises to the first floor and opens onto a good size landing with 2 x velux skylights allowing plenty of natural light to flood in. From here there is access to bedroom 1 also having 2 x velux skylights.

An early viewing is recommended at the earliest opportunity to appreciate the well planned accommodation the excellent position in which it stands.

Services

Mains gas, electric & water. Drains TBC

Council Tax

Band B

EPC Rating

Band D

Tenure

Freehold

Maintenance Charge

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



Outside & Situation

Directly to the front is a low maintenance garden designed with easy maintenance in mind laid with stone chippings and paving leading to the front door. There is an established Acer tree situated to one corner that provides a pleasing focal point. Located to the rear is an enclosed sunny South facing garden that once again requires the minimum of upkeep and fuss. A rear garden gate provides useful rear access to the property that leads to the designated car parking space.

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 Branton 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.

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 surfing beaches at Croyde and Saunton are a further 3 and 4 miles from Branton. 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:

Lounge Diner

5.36m x 4.47m (17'7 x 14'8)

Inner Hall

1.96m x 1.45m (6'5 x 4'9)

Kitchen

4.24m x 1.65m (13'11 x 5'5)

Bedroom 2

4.29m x 2.06m (14'1 x 6'9)

Bathroom

2.31m x 1.42m (7'7 x 4'8)

First Floor

Landing

4.90m x 1.91m approx (16'1 x 6'3 approx)

Bedroom 1

4.88m x 3.02m (16'0 x 9'11)

Low Maintenance Gardens

Designated Car Parking

'No Onward Chain'