



17 CHARDON CLOSE, CHIVENOR

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## Directions

From Barnstaple proceed on the A361 along the dual carriageway towards Braunton. At Chivenor RMB roundabout proceed directly across taking the second exit, continue ahead and at the roundabout take the first exit into Tinever Road, proceed ahead and take the first left leading into Thistle Bridge Road, follow the road ahead where it bends around to the right passing the small play park, continue ahead where upon the road straightens out turn left in Chardon Close where the property is found on the right and occupies a corner plot position.

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## Superbly Presented 3 Bedroom Family Home

17 Chardon Close, Chivenor, Barnstaple, EX31 4FF

Guide Price

**£370,000**

- Spacious 3 Bed Family Home
- Dual Aspect Sitting Room
- Garage and Off Rd Parking
- Superbly Presented Throughout
- Utility / Cloakroom WC
- Attractive Enclosed Garden
- Modern Kitchen Diner
- Master Bedroom / En Suite
- EPC: Band B



## Room list:

- Entrance Hall**  
2.90m x 2.01m (9'6 x 6'7)
- Cloakroom WC**  
2.21m max x 1.70m (7'3 max x 5'7)
- Kitchen Diner**  
5.49m max x 3.28m (18'0 max x 10'9)
- Sitting Room**  
5.46m max x 3.30m (17'11 max x 10'10)
- First Floor**
- Landing**  
4.72m x 1.80m (15'6 x 5'11)

Phillips Smith & Dunn are delighted to offer to the market 17 Chardon Close found to be a very well presented and superbly appointed 3 bedroom semi detached family home presented in excellent condition both inside and out. This particular style of dwelling, 'The Sheringham', is a most attractive family home which offers spacious and well planned living accommodation. This truly impressive home is situated within this popular modern development at 'The Landings' Chivenor and was constructed by well respected developers Bovis Homes circa 2019. The property occupies a pleasant corner plot position and benefits full double glazed windows along with gas fired central heating system. There are part brick and rendered elevations therefore, considered an easy to maintain home to run. The property also has the added advantage of having a connected chain beyond' along with the remainder of a NHBC building warranty.

The bright and spacious rooms flow nicely and have been thoughtfully planned. Briefly the internal accommodation comprises, entrance door under a storm canopy leads into a good size entrance hall with staircase rising to the first floor. Furthermore from the entrance hall is access to the cloakroom with utility area with space and plumbing for a washing machine. Leading from the hall is access to the bright and spacious dual aspect sitting room that enjoys a pleasant open outlook. This lovely room has attractive panel effect walls that provides a really attractive and contemporary feature and is complimented with a tasteful colour scheme. The kitchen/ Diner has a comprehensive range of base and wall units finished with white high gloss door units, there are ample working surfaces with inset sink unit, gas hob along with eye level oven. There is ample space for a dining set to all gather around with patio doors that lead directly out into the enclosed garden.

To the first floor there is a spacious landing serving all rooms. The master bedroom has a bay window, built in double wardrobe and a lovely contemporary en suite shower room. Bedroom 2 is also a particularly spacious double bedroom with further bay window and enjoys a dual aspect with views towards Heanton Church. The family bathroom is very well appointed and comprises of a white 3 piece modern suite, to include bath with shower mixer unit, curved shower screen, WC and wash basin complemented with attractive part tiled walls.

This is a very well presented family home which must be viewed to be fully appreciated. Property in this location are always in good demand, therefore, please view at the earliest opportunity to avoid disappointment.

This splendid property occupies a pleasant corner plot position with flower borders that wrap around the home stocked with many mature plants and shrubs along with a well maintained and manicured lawn. There is a garage to the side with up and over door (This is currently used as a home gym fitness room). There is a useful side door providing easy access into the enclosed garden and access to the drive providing off road parking for a vehicle and has the benefit of a EV charging point. The sunny facing garden is fully enclosed therefore, child and pet friendly with stone walling and timber garden gate. A newly added pond feature with contemporary matching bench seating area with stone tiled surround has recently been installed and is finished to a very high standard. There is a large expanse of patio and raised timber decking providing the perfect place to relax and unwind. Furthermore, there is a well tended level lawn with space for timber arbor.

The property is conveniently situated approximately 1 mile from the village of Branton which is easily accessible, a regular bus service operates with connecting links to Branton and Barnstaple, along with the Tarka Trail situated within a few yards of the property. This offers access to both Branton village with its excellent amenities including primary and secondary schooling and the market town of Barnstaple which is approximately 4 miles to the south east.

Here there are a wider range of amenities available as well as access to the North Devon Link Road which provides a convenient route to the M5 motorways. Branton also offers public houses, churches, excellent range of shops and stores and Tesco store. A further 5 miles from Branton are the sandy beaches of Croyde and Saunton and the Tarka Trail is on hand which offers excellent cycling and walking facilities.

- Master Bedroom**  
3.71m max x 3.33m max (12'2 max x 10'11 max)
- En Suite Shower Rm**  
1.85m x 1.52m (6'1 x 5'0)
- Bedroom 2**  
3.33m x 3.30m max (10'11 x 10'10 max)
- Bedroom 3**  
3.30m x 2.08m (10'10 x 6'10)
- Bathroom**  
1.96m x 1.42m (6'5 x 4'8)
- Garage**
- Superbly Presented Home**
- Viewing Essential**

## Services

All Mains Connected

## Council Tax

C

## EPC Rating

B

## Tenure

Freehold

## Viewings

Please contact us on 01271 814114 to arrange an appointment to view.

