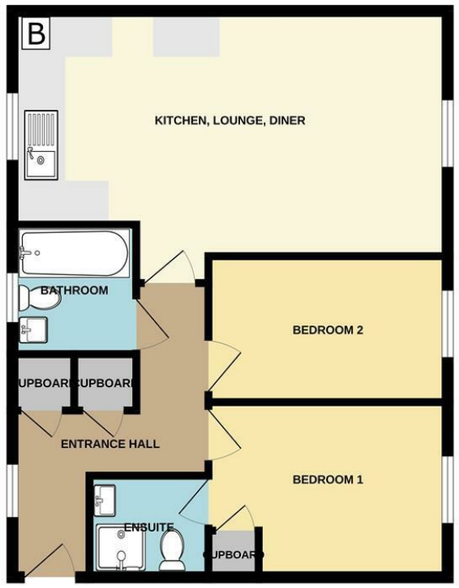
PhillipsSmith&Dunn
Buy. Sell. Let.
We value your property

GROUND FLOOR



4 MARSHLAND COURT, 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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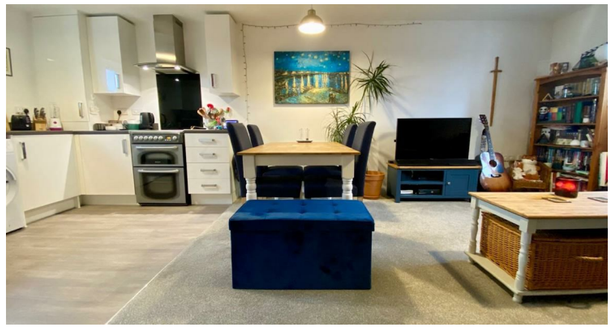

Directions

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, The property will be found on the corner and junction with a for sale board clearly displayed.

Looking to sell? Let us value your property for free!

Call 01271 814114

or email braunton@phillipsland.com

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Our company registration number is 04753854 and we are registered in England and Wales.

A Well Presented 2 Bedroom Apartment

4 Marshland Court, Chivenor, Barnstaple, EX31 4FG

50% Shared Ownership

£100,000

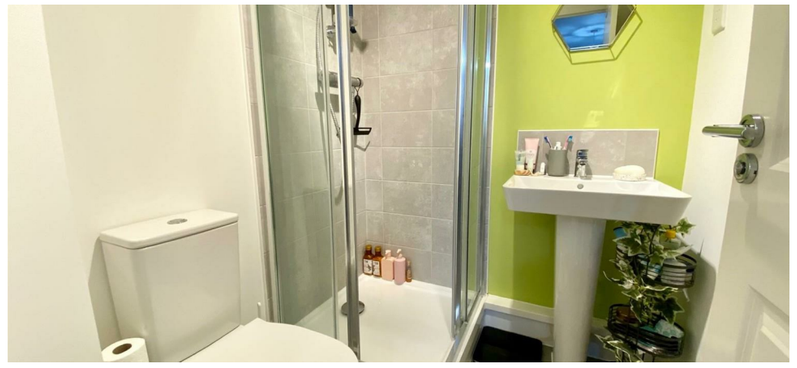
- Superbly Presented Home
- Master Bed En Suite
- Ideal first time purchase
- Spacious Accommodation
- Well Appointed Bathroom
- 100% Ownership Available
- Open Plan Living Configuration
- Superbly Presented Throughout
- EPC: An impressive Band B

Phillips Smith & Dunn are delighted to offer to the market this superbly presented and particularly spacious 2 bedroom first floor apartment. The property benefits from gas central heating, is fully double glazed and is found to be tastefully decorated throughout. Furthermore, there is the added advantage of a designated car parking space within a car port found to the rear of the building.

Agents Note: The property is also available on a 100% ownership basis basis if required therefore, provides a fantastic chance to step onto the property ladder in a sought-after location.

Briefly the accommodation comprises communal hall with staircase rising to the first floor and to the entrance door, leading through to the entrance hall serving all rooms with useful storage cupboards. The open plan lounge kitchen diner is a bright and spacious room that enjoys a modern open plan living configuration. The kitchen is well arranged and has a wide assortment of base and wall units finished with white matt door fronted units along with rolled top working surfaces with inset sink unit and space and plumbing for a washing machine. There is space for a free standing cooker, and recess for fridge freezer, cupboard housing the gas boiler feeding hot water and central heating to the property. This splendid room provides ample space for a large dining set and living room furniture. The family bathroom is also very well appointed and comprises of a white modern suite to include bath, WC, and wash hand basin with part tiled walls. There are two bedrooms, the principle room has the benefit of a fitted wardrobe along with a 3 piece en suite shower room. Bedroom 2 is currently used as a home office, but would make a most comfortable single bedroom.

This, therefore, is an excellent opportunity for the first time buyer or small family to buy a very comfortable, easy to run home. An internal viewing is essential to appreciate this very rare opportunity and should be carried out at the earliest opportunity to avoid disappointment.



Outside

There is the advantage of a designated parking space within the car port located to the rear of the building along with provisions for visitors parking served on a first come first served basis.

The property is conveniently situated approximately 1 mile from the village of Braunton which is easily accessible, a regular bus service operates with connecting links to Braunton and Barnstaple, along with the Tarka Trail situated within a few yards of the property. This offers access to both Braunton 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. Braunton also offers public houses, churches, excellent range of shops and stores and Tesco store. A further 5 miles from Braunton are the sandy beaches of Croyde and Saunton and the Tarka Trail is on hand which offers excellent cycling and walking facilities.

Room list:

Entrance Hall
3.00m x 2.79m x 2.49m (9'10 x 9'2 x 8'2)

Kitchen Lounge Diner
6.58m x 3.94m narrows to 3.25m (21'7 x 12'11 narrows to 10'8)

Bedroom 1
3.53m x 2.62m (11'7 x 8'7)

Bedroom 2
3.51m x 2.06m (11'6 x 6'9)

En Suite Shower
1.63m x 1.50m (5'4 x 4'11)

Bathroom
2.16m x 1.88m (7'1 x 6'2)

Superbly Presented

Car Port Parking

Viewing Essential

Services

All Mains Connected

Council Tax

A

EPC Rating

B

Tenure

Leasehold
Service Charge: £1341.84 per year
Monthly Rent: £307.62