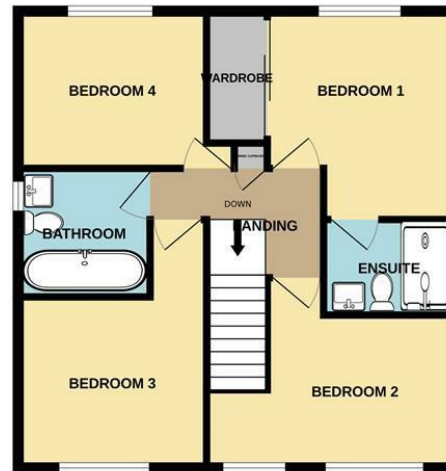


GROUND FLOOR



1ST FLOOR



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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**An Attractive & Spacious 4 Bedroom Family Home**

Guide Price

31 Thistle Bridge Road, Chivenor, Barnstaple, EX31 4FL

**£431,000**

- 4 Bedrooms, 2 Bathrooms
- UPVc D/G & Gas Heating
- Delightful Garden
- Entrance Hall & Cloaks/Utility Room
- Log Burner
- Useful Study
- Superb Kitchen
- Garage & off road parking
- EPC: B

**Looking to sell? Let us value your property for free!**  
Call 01271 814114  
or email braunton@phillipsland.com

**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 through the estate and as you veer round to the right handside the property will be found on your left, opposite the play park.

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## Room list:

### Entrance Hall

**Study**  
2.09m x 2m (6'10" x 6'6")

**Downstairs WC**  
1.79 x 1m (5'10" x 3'3")

**Kitchen**  
4.05 x 2.95 (13'3" x 9'8")

**Lounge/Dining Room**  
7.08 x 3.54 (23'2" x 11'7")

**Bedroom 1**  
4.08 x 3.1 (13'4" x 10'2")

**Ensuite**  
2.1 x 1.53 (6'10" x 5'0")

**Bedroom 2**  
4.08 x 2.92 (13'4" x 9'6")

**Bedroom 3**  
2.94 x 2.79 (9'7" x 9'1")

**Bedroom 4**  
2.93 x 2.69 (9'7" x 8'9")

**Bathroom**  
2.09 x 1.91 (6'10" x 6'3")

**Garage & Off Road Parking**



## Outside

The property stands on a level plot on this sought after development known as 'The Landings'. Close by is a bus stop which connects to Braunton 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.

Braunton 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 Braunton and 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 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.

We thoroughly recommend a full internal inspection to fully appreciate this modern home, constructed by Messrs Bovis Homes Limited and which still benefits the balance of a 10 year NHBC Warranty. This fine home also offers easy to run accommodation with the benefit of UPVc double glazing and gas fired radiator central heating and has the luxury of a wood burner.

The well planned accommodation greets you with a well proportioned entrance hall with stairs to the first floor, a useful downstairs WC and also to the ground floor is a very useful study which could be used as an occasional bedroom. The large double aspect lounge/dining room has ample space for furniture, creating a versatile room ideal for families seeking both comfort and functionality, whilst enjoying the aspect of the garden through the lovely patio doors. The accommodation flows well from the lounge/diner into a quite superb kitchen. This offers built in appliances including a double oven and gas hob, an attractive 1.5 stainless steel sink with swan neck tap and plenty of worktop space for food prep and appliances. Leading upstairs, the first bedroom has built in mirror sliding wardrobes and an attractive ensuite which is nicely tiled and, matches the tiling in the family bathroom. The other 3 bedrooms are all of a good size and can accommodate a double bed.

To the left side of the house is a drive which offers off road parking for two vehicles and access to the attached garage. There are attractive shrub beds at the front of the property and side access opens into the delightful rear garden. This has been extremely well planned with a spacious patio area with plenty of space to enjoy some alfresco dining or a BBQ in the summer. Further, is a good size lawn, ideal for any families with pets or kids.

This is an excellent family home with attractive part stone, part cedral and part rendered elevations. The current owner has been very happy in occupation since the property was built, however, job circumstances has required them to move on. The property can be occupied with the minimum of expense as the house is offered in first class order throughout and therefore, we recommend a viewing at the earliest opportunity to avoid disappointment.

## Services

All mains connected

## Council Tax band

E

## EPC Rating

B

## Tenure

Freehold

