



17 MEADOWLAND ROAD, CHIVENOR

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropix ©2024



Extremely Well Presented 3 Bedroom Family Home Guide Price
17 Meadowland Road, Chivenor, Barnstaple, Devon, EX31 4FJ
£325,000

- 3 Bedroom Modern House
- End Of Terrace Home
- Modern Residential Development
- Open Plan Layout Design
- Stylish Contemporary Kitchen
- Enclosed Sunny Garden
- 2 x Designated Parking Spaces
- Must Be Viewed
- EPC: Band B

Directions

From Barnstaple proceed on the A361 along the dual carriageway towards Braunton. At Chivenor 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 taking the first right hand turning signposted Meadowland Road, continue ahead where the road bears around to the right, where the property will be found after a short distance with a For Sale board being clearly displayed.

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. Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited. Our company registration number is 04753854 and we are registered in England and Wales.



Room list:

Storm Porch

Entrance Hall

2.97m x 1.14m (9'9 x 3'9)

Cloakroom WC

2.01m x 0.97m (6'7 x 3'2)

Lounge Diner

5.00m maximum x 4.75m (16'5 maximum x 15'7)

Kitchen

3.15m x 2.46m (10'4 x 8'1)

First Floor

Landing

Bedroom 1

3.89m max x 3.07m max (12'9 max x 10'1 max)

Study / Previous En Suite

Bedroom 2

3.15m x 2.69m (10'4 x 8'10)

Bedroom 3

3.15m x 1.96m (10'4 x 6'5)

Bathroom

2.08m x 1.73m max (6'10 x 5'8 max)

South Facing Garden

Must Be Viewed

Extremely Well Presented

2 X Designated Parking Spaces

Remainder of NHBC Warranty

Overview

This is an excellent opportunity to acquire an extremely well presented 3 bedroom end of terrace family home. The property is situated within a pleasant position surrounded by similar style properties within the road. This particular style of dwelling, "The Southwold", offers modern open plan living and is well arranged throughout. This impressive home is situated within this select development at The Landings and was constructed by well respected Bovis Homes circa 2017.

Considered an ideal family home/first time purchase or buy to let investment opportunity, Nb the property has been used as a successful holiday let in the past. Benefiting from brick elevations to the majority with part render to the front elevation. There is the advantage of full PVC double glazed windows and is gas fired centrally heated. Furthermore, the property also has the remainder of the NHBC Building Certificate therefore, is considered an easy to maintain and manageable home.

Briefly the internal accommodation comprises, front door under a storm canopy leads into the entrance hall, stairs rising to the first floor, door to cloakroom, finished with a white modern 2 piece suite along with attractive 'Moroccan tile effect' papered walls. The impressive open plan lounge, kitchen and diner is a splendid bright and spacious room, with Karndean flooring along with French doors that lead directly out into the enclosed South facing garden. The kitchen has been stylishly finished with a wide assortment of base and wall units finished with white high gloss door fronts. There are ample working surfaces with up stands with inset 1.5 bowl stainless steel sink unit. There are integral appliances to include a built in fan assisted oven, washing machine and dishwasher. The staircase and first floor bedrooms also have Karndean luxury vinyl floor tiles, therefore keeping uniformity and easy maintenance in mind. Bedroom 1 has been reconfigured by removing the en suite shower room to create a most useful home office. This has been undertaken with foresight in mind therefore, it could be reinstated at a later date if required. The family bathroom is superbly appointed and comprises, bath with centre fill taps with with shower mixer fed direct from the mains, low level WC along with pedestal wash hand basin.

The agents strongly advise an early inspection at the earliest opportunity to appreciate the well planned and spacious accommodation the property offers.

Outside & Situation

Directly to the front of the property are 2 designated car parking spaces side by side. There is side access to the property via a timber gate which leads to the sunny South facing sunny rear garden. The garden is fully enclosed with close board timber fencing therefore, child and pet friendly. Leading from the lounge diner are French doors that lead out onto a large expanse of patio ideal for alfresco dining along with a level lawn. To one corner a spacious timber storage shed.

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.

Services

All mains connected

Council Tax

Band C

EPC Rating

An impressive band B

Agents Note

These are historic photographs.

Tenure

Freehold

Viewings

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

