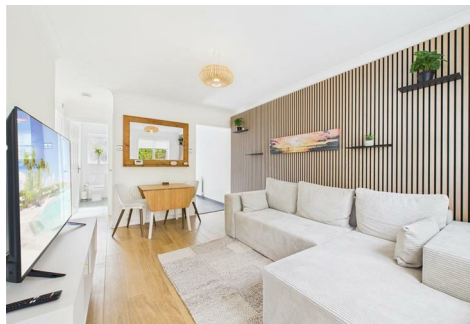




turners



2 Heanton Lea, Chivenor, EX31 4BX

Asking Price £240,000

Immaculately refurbished two-bed terraced bungalow with no onward chain, south-facing garden, parking, and superb access to Braunton, Barnstaple, the Tarka Trail and local beaches.

Property Description

An immaculately presented two-bedroom terraced bungalow, fully refurbished and ready for immediate occupation with no onward chain. Situated in a desirable and well-connected location, this home offers excellent access to Braunton, Barnstaple, the Tarka Trail, and the stunning nearby beaches, making it an attractive option for both homeowners and investors.

Inside, the property features a light-filled lounge and dining area with practical wood laminate flooring throughout, leading to a newly fitted modern kitchen complete with integrated appliances and space for a washing machine. Both bedrooms are generously sized doubles, one overlooking the front garden and the other enjoying a south-facing aspect to the rear. A stylish new shower room with contemporary fittings adds to the appeal.

Externally, the property enjoys a private landscaped garden to the front, while the rear garden is designed for low maintenance with gravel and gated access to an allocated parking area. Offering turnkey condition, modern upgrades, and an enviable location, this property represents an excellent opportunity for buyers seeking a permanent residence, a holiday home, or a rental investment.

Location

Braunton is well known for its passionate community spirit and is rumored to be the largest village in England with the famous stretch of Sands, Braunton Burrows. The hustling village offers an abundance of activities and eateries, all locally run.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.

Agent Notes

The property has an annual service charge of £120, which covers all costs towards communal spaces.

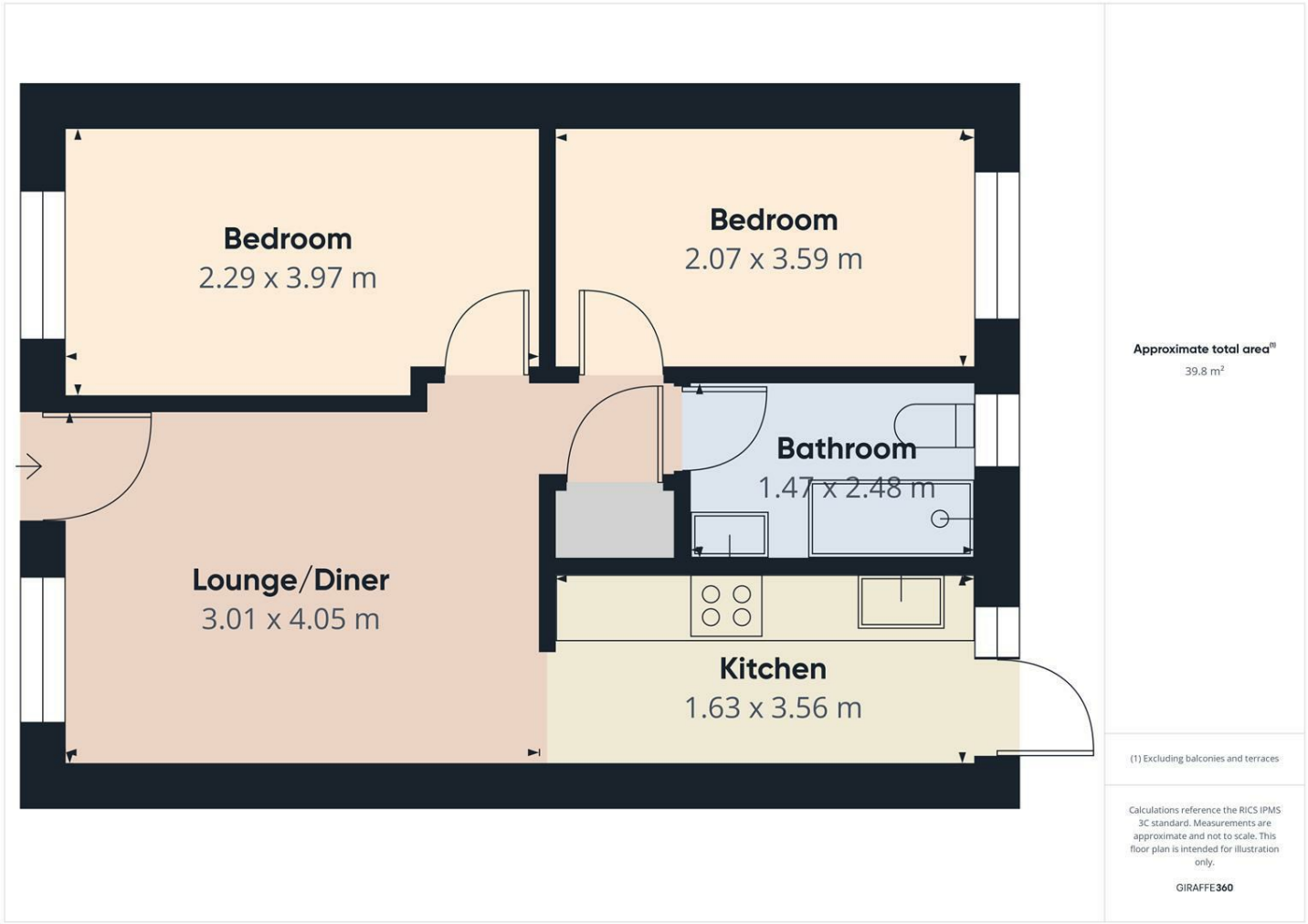
Direction

From our office, head east on Caen Street towards the A361. Once you reach the second traffic lights, turn right onto A361 towards Barnstaple. At the roundabout, take the first exit and follow the A361 towards Barnstaple. Continue over the first roundabout, at the next roundabout a short distance after take the first exit, left into Heanton Lea, follow the road around and continue for a short distance

where the parking area will be found on your right. Park in the bay numbered No.2.

Whats3words- [motels.resonated.giggles](https://www.whats3words.com/motels.resonated.giggles)

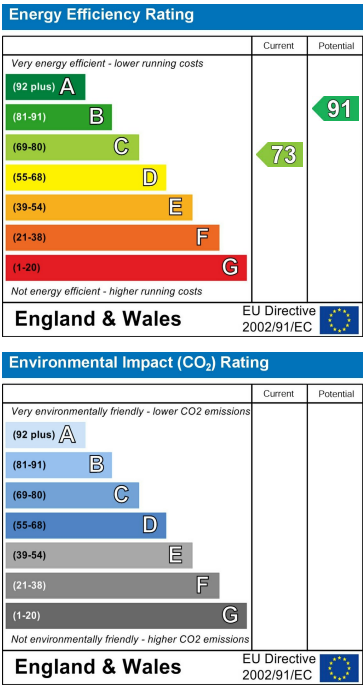
Floor Plan



Area Map



Energy Efficiency Graph



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