



4 MARSHLAND COURT, 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, 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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2 Bed First Floor Apartment In Splendid Order

4 Marshland Court, Chivenor, Barnstaple, EX31 4FG

£200,000

Guide Price

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



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

Overview

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 shared ownership' 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.

Monthly rent of £298.22 including lease management fee.

Services

All mains connected

Council Tax

Band: A

EPC Rating

An impressive band B

Tenure

Leasehold

Viewings

Please call the Braunton office on (01271) 814114

