



10 FULMER COPSE, CHIVENOR

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Superbly Presented 3 Bedroom Family Home

10 Fulmer Copse, Chivenor, Barnstaple, EX31 4FH

Guide Price

£360,000

- Superbly Presented Home
- Dual Aspect Splendid Sitting Rm
- Enclosed Rear Garden
- Spacious Accommodation
- Impressive Master En Suite
- 2 x Designated Parking
- Impressive Kitchen Diner
- Well Appointed Family Bathroom
- EPC: An Impressive 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 you will see the sign for Fulmer Copse, continue and bear right at the junction where the property will be found at the very end on your right hand side.

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or email braunton@phillipsland.com

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Overview

Phillips Smith & Dunn are delighted to offer to the market number 10 Fulmer Copse found to be a superbly presented 3 bedroom semi detached family offered for sale in exceptional condition both inside and out. This particular style of dwelling, 'The Sheringham', is a most attractive family home which offers spacious and well planned living accommodation. This truly impressive home is situated within this popular modern development at 'The Landings' Chivenor and was constructed by well respected developers Bovis Homes circa 2017. The property benefits full double glazed windows along with gas fired central heating system. There are attractive part stone and rendered elevations with contemporary cedral cladding therefore, considered an easy to maintain home to run. The property also has the added advantage of having 'No ongoing chain' and the remainder of a NHBC building warranty.

The bright and spacious rooms flow nicely and have been thoughtfully planned. Briefly the internal accommodation comprises, composite entrance door under a storm canopy leads into a good size entrance hall with staircase rising to the first floor. Furthermore from the entrance hall is access to the cloakroom and utility area with the benefit of an integral washing machine. Leading from the hall is access to the bright and spacious sitting room that enjoys a pleasant open outlook. The kitchen/ Diner has a comprehensive range of base and wall units finished with white high gloss door units, there are integral appliances to include fridge freezer & dishwasher along with ample working surfaces with inset sink unit, gas hob and eye level oven. There is ample space for a dining set to all gather around with patio doors that lead directly out into the enclosed garden.

To the first floor there is an 'L' shaped landing serving all rooms. The master bedroom has a bay window, built in double wardrobe and a lovely contemporary en suite shower room. The family bathroom is also very well appointed and comprises of a white 3 piece modern suite, to include bath with shower mixer unit, curved shower screen, WC and wash basin complemented with attractive part tiled walls.

This is a very well presented family home which must be viewed to be fully appreciated. Property in this location are always in good demand, therefore, please view at the earliest opportunity to avoid disappointment.

Services

All mains connected.

Council Tax

Band C

EPC Rating

An impressive band B

Tenure

Freehold

Viewings

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



Garden & Situation

The garden is level and fully enclosed therefore child and pet friendly. There is a large expanse of patio perfect for garden furniture and provides the perfect space for alfresco dining. A small level lawn is found to be well tended along with a useful timber shed perfect for storing bikes, surfboards etc. There is also the advantage of a timber side gate therefore, practical and hassle free bringing bins and items in and out of the garden. Furthermore, there are established and well planted flower borders that extend across the the front and side along with further lawn strip and is found to be well maintained. Lastly there are 2 tandem designated car parking spaces allocated to the property. The Tarka line is also within a stones throw therefore provides a direct route onto the footpath and cycle ways connecting Braunton to Barnstaple and beyond. A large proportion is flanked by the Taw estuary.

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, restaurants, churches, along with an excellent range of shops and independent stores and Tesco superstore. A further 5 miles from Braunton are the renowned sandy beaches of Croyde and Saunton being a mecca for surfing enthusiasts attracting national interest.



Room list:

Entrance Hall
2.92m x 1.93m (9'7 x 6'4)

Cloakroom WC
2.18m max x 1.75m (7'2 max x 5'9)

Kitchen Diner
5.49m max x 3.51m (18'0 max x 11'6)

Sitting Room
5.51m x 3.30m (18'1 x 10'10)

First Floor
Landing
4.72m x 1.78m (15'6 x 5'10)

Master Bedroom
3.53m max x 3.71m (11'7 max x 12'2)

En Suite Shower
1.85m x 1.47m (6'1 x 4'10)

Bedroom 2
3.33m x 3.30m max (10'11 x 10'10 max)

Bedroom 3
3.33m x 2.13m (10'11 x 7'0)

Bathroom
2.11m x 1.93m (6'11 x 6'4)

Superbly Presented Home
Well Planned Accomodation
Stones Throw to Tarka Line