



53 ASHFORD RISE, BARNSTAPLE

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 misstatement. The 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 Metrique 02022



## Superbly Presented 2 Bedroom Park Home

Guide Price

Endless Summer, 53 Ashford Rise Braunton Road, Ashford, Barnstaple, Devon, EX31 4AU

**£35,950**

- Fine 2 Bed Holiday Home
- No Ongoing Chain
- Superbly Presented Throughout
- Open Lounge/Kitchen/Diner
- Bathroom
- Sound Investment Opportunity
- Designated Parking
- Veranda Sun Terrace
- Must Be Viewed

### Directions

Leaving Barnstaple in a Westerly direction proceed over Rolle Bridge and on to the Braunton Road you will then enter on to the A361 Braunton Road dual carriageway signposted to Braunton and Ilfracombe. Proceed passing 'Ultra Parts' and enter the outside lane, after approximately 1/2 a mile proceed along the dual carriageway and turn right into the filter lane, you will see Tarka Holiday Park on your right hand side. Proceed across the carriageway with caution, Ashford Rise is clearly marked, number 53 will be found on your left hand side.

**Looking to sell? Let us value your property for free!**

Call 01271 814114

or email [braunton@phillipsland.com](mailto: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:

**Lounge Kitchen Diner**  
5.77m x 3.56m (18'11 x 11'8)

**Inner Hall**  
2.74m x 0.76m (9'0 x 2'6)

**Bedroom 1**  
3.05m x 2.79m (10'0 x 9'2)

**Bedroom 2**  
2.74m x 1.65m (9'0 x 5'5)

**Bathroom**  
3.51m x 1.04m (11'6 x 3'5)

**Balcony Terrace**

**Immaculately Presented**

**Must Be Viewed**

**No Onward Chain**

**Viewings**

**Strictly by appointment with the  
Braunton branch on  
01271 814114**

## Situation

Situated within the well renowned Tarka Holiday Park with reception on site, laundry facilities, a dedicated dog walking area as well as a picnic area ideal for families. Being well positioned on a regular bus route. Furthermore, the Tarka Line is within close proximity having many miles of footpaths and cycle lanes which covers a wide area of North Devon. Ashford is well positioned just 1.5 miles to Barnstaple and Braunton is conveniently situated just 2 miles to the West. Braunton caters well for its inhabitants with an excellent amenities to churches, public houses, restaurants, coffee houses, Tesco superstore, Cawthorne's store and a good number of independent shops and stores.

The sandy beaches of Croyde and Saunton are approximately 5 miles to the West and Saunton offers the renowned golf club with its two championship courses. The ancient borough of Barnstaple, the regional centre of North Devon, is approximately 5 miles to the east and here a wider range of amenities are available. These include covered shopping at Green Lanes and out of town shopping at Roundswell. There are leisure facilities including the new North Devon Leisure Centre, Scott's cinema, Tarka Tennis Centre and the Queens Theatre. There is access onto the North Devon Link Road which provides convenient route to the M5 motorway at junction 27 Tiverton Parkway with direct links to London.



## Overview

Phillips Smith & Dunn are delighted to offer to the market this superbly presented 2 bedroom holiday home which can be occupied with the minimum of delay having the added advantage of no onward chain furthermore, it can be purchased with all fixtures and fittings and furniture in place including bedding, crockery, small appliances, etc therefore, providing the new owner the benefit of a ready made home with comfort and an instant income if required. This delightful property is sure to appeal to those buyers looking for a quality holiday home, bolt hole retreat or alternatively those purchasers seeking an investment opportunity which would generate a sound and steady income stream having a lengthy holiday season of 11.5 months.

This particular model, a Delta Sapphire 2017, measures 35ft x 12ft which will accommodate up to 6 guests offers deceptively spacious and well planned accommodation, briefly comprises entrance door to side, leading into the kitchen with entrance hall along with ample storage cupboards. The kitchen has been well fitted with numerous base and wall units, drawers and display corner shelving, there are ample working surfaces with inset stainless steel sink unit along with inset electric oven to side with LPG gas hob. This lovely area enjoys an open plan living configuration opening into the lounge/diner area and has a comprehensive range of fitted furniture. An electric fire with built in surround provides a lovely focal point to the room. From the inner hall there is access leading to both bedrooms, bedroom 1 has fitted bedroom furniture along with a 'Jack & Jill' arrangement providing an en suite arrangement if required that interconnects to the bathroom. Bedroom 2 is arranged as a twin room with a fitted wardrobe. Whilst the family bathroom comprises of a white modern suite, having a bath with shower over, low level WC and pedestal wash basin.

The property has the added advantage of a designated car parking space with steps that lead up to a secure gate and to the deck veranda terrace, considered an ideal place to sit and entertain and enjoy the sunshine, this delightful area wraps around to the side leading to the entrance door. There is inset mood up lighting to the outer edge of the veranda providing a modern contemporary finish. Furthermore to the outside there is a useful weatherproof store with space and plumbing for a washing machine and tumble drier if required.

The agents strongly advise an early inspection at the earliest opportunity to appreciate this exceptionally well maintained and immaculate home which is sure to appeal to any discerning purchaser.

## Services

Gas & Electricity are metered individually and are read 3 times a year. Rates & Water: Local authority rates and water are charged as a proportion of the overall cost with no additional charges added. 2024 cost To be confirmed.

## Insurance

Insurance is mandatory, Tarka Holiday Park have a selection of recommended suppliers that they can put you in touch with.

## Licence Agreement

AGENTS NOTE: the licence agreement runs until 14/02/2038.

Standard pitch fees £6,320 for 11.5 month season.

