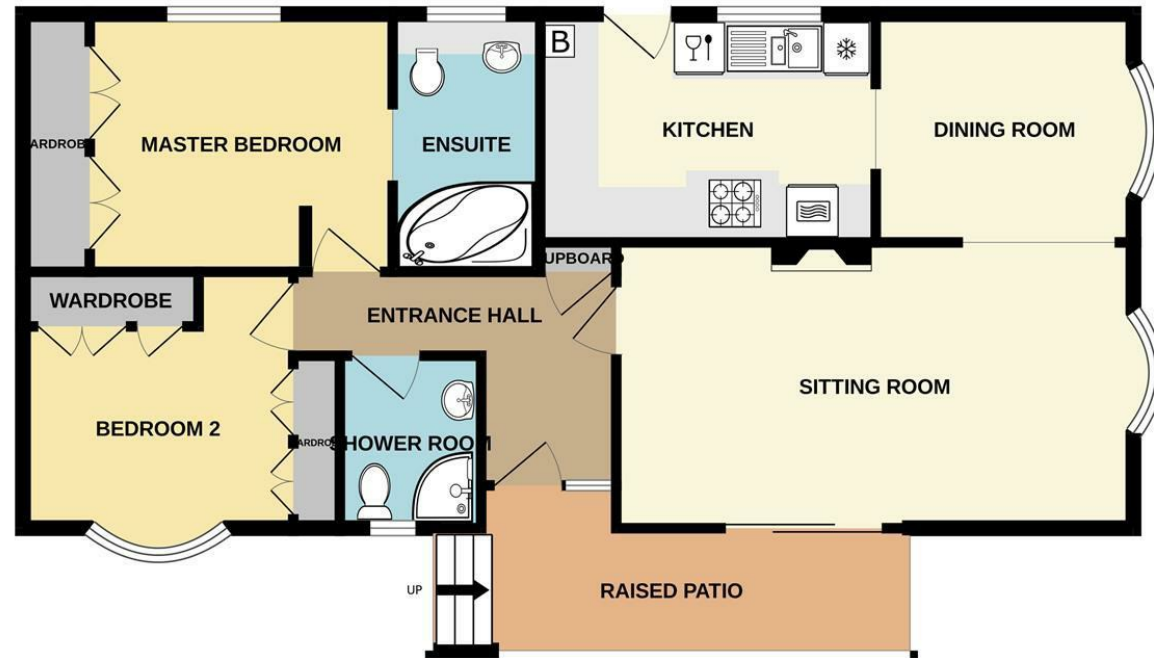


GROUND FLOOR



29 DUNE VIEW PARK, BRAUNTON

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 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.
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Well Presented & Spacious 2 Bedroom Park Home

Guide Price

29 Dune View Mobile Home Park, Braunton, EX33 1BX

£187,000

- 2 Bedroom Park Home
- Large Well Fitted Kitchen
- Enclosed Garden
- Spacious Accommodation
- Shower Rm & En Suite
- Viewing Essential
- Spacious Sitting Rm
- Double Glazed & LPG Gas C/H
- EPC: TBC

Directions

From Barnstaple proceed along the A361 to Braunton. Continue to the centre of the village and at the cross roads and traffic lights turn left sign posted to Croyde and Saunton. Carry along this road passing the White Lion public house on the right hand side and then take the fourth turning on the right hand side into Dune View Road. Carrying on to the top of the road and then proceed over the cross roads into Dune View Park Home. Follow the one way system up and around following the road back down where number 29 is located on the right hand side.

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

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.

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Room list:

Entrance Hall
3.68m x 2.41m (12'1 x 7'11)

Sitting Room
5.84m x 3.23m (19'2 x 10'7)

Dining Room
2.92m x 2.59m (9'7 x 8'6)

Kitchen
3.78m x 2.62m (12'5 x 8'7)

Shower Room
1.96m x 1.57m (6'5 x 5'2)

Bedroom 1
3.43m x 2.87m (11'3 x 9'5)

En Suite Bathroom
2.87m x 1.68m (9'5 x 5'6)

Bedroom 2
2.95m x 2.87m (9'8 x 9'5)

Convenient Location

Viewing Essential

Overview

Phillips Smith & Dunn are delighted to offer this particularly spacious 2 bedroom detached park home presented in good condition. Dune View Park is a well respected development for residents of 55's years and over and is located within a convenient position in the village. This particular property is a 'Balmoral 2010' model measuring 42' x 20' and offers deceptively spacious and well planned living accommodation. Having the benefit of PVC double glazing and LPG gas fired radiator central heating, The property is therefore considered an easy to run home and is sure to appeal to those buyers looking for a property which offers peace and tranquillity within easy access to the village centre.

Briefly the accommodation comprises entrance door under storm canopy leading into the entrance hall. The sitting room is a bright and spacious dual aspect room and has a sliding door that leads onto a small terrace to the side and enjoys a sunny facing aspect. This room enjoys a modern open plan configuration opening into the dining room. The kitchen is very well fitted and has a wide assortment of base and wall units fitted with shaker style door fronted units. There are ample working surfaces with inset 1.5 bowl sink unit, dishwasher, fridge freezer, hob and washing machine. There is also the advantage of direct access leading into the garden. Furthermore, from the hall there is a shower room and access to both bedrooms. Bedroom 1 is a good size room with a fitted wardrobe and furniture and leads into a spacious en suite 3 piece bathroom. Whilst bedroom 2 is a further double room with additional wardrobe and fitted storage.

We strongly recommend a full internal inspection to appreciate the size and nature of this property as these are, in all respects, ideal retirement homes. This park home is in excellent order throughout and is sure to appeal to those persons seeking something different in a quiet location.

Garden & Situation

The property has a paved area to the front and side with steps that lead up to a small terrace and to the front door. A timber side gate leads to the rear of the property with path that wraps around. There is a small retaining wall with flower border containing many mature plants shrubs and tree. This area of the garden enjoys a high degree of sunshine. Steps lead up to the higher side and is laid fully with paving for easy maintenance in mind, there is the advantage of a useful store exterior tap and exterior coach style lighting.

The property occupies a pleasant position on this favoured Park Home development with similar style properties. The development forms part of Saunton Park which itself is to the West side of Braunton and offers easy access to the sandy beaches of Croyde and Saunton approximately 5 miles to the West.

Here there is also the renowned golf club at Saunton with its two championship golf courses. The village of Braunton is considered one of the largest in the country and caters well for its inhabitants with a medical centre, churches and excellent range of local shops and stores and of course a regular bus service to Barnstaple, the regional centre of North Devon approximately 5 miles to the South East. Here there are a wider range of amenities including the Queens Theatre, cinema and leisure centre. There is access onto the North Devon link road which provides a convenient route to the M5 motorway.

Services

Service charge £216.11 PCM
Electric & water read quarterly,
billed direct from site owner

Council Tax

Band A

EPC Rating

To be confirmed.

Tenure

Leasehold

Viewings

Contact the Braunton office
on 01271 814114 for
further information or to
arrange an appointment to
view.

