



14 DUNE VIEW PARK HOME, BRAUNTON

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Guide Price

## Superbly Presented 2 Bedroom Park Home

14 Dune View Park Homes, Branton, EX33 1BX

**£125,000**

- Splendid 2 Bed Park Home
- Modern Shower Room
- Viewing Essential
- Superbly Presented
- Sitting Room
- Double Glazed & LPG Gas C/H
- Kitchen Diner
- Low Maintenance Garden
- Parking For 2 Vehicles

### Directions

From Barnstaple proceed along the A361 to Branton. 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 bearing slightly left and proceed ahead to the top where the

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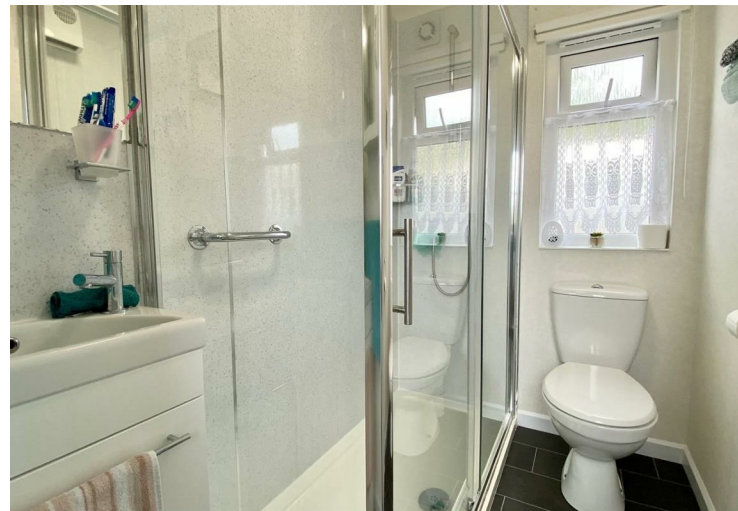
Call 01271 814114

or email [branton@phillipsland.com](mailto:branton@phillipsland.com)

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## Room list:

- Entrance Hall**  
3.20m x 0.76m (10'6 x 2'6)
  - Sitting Room**  
2.87m max x 2.87m (9'5 max x 9'5)
  - Kitchen Diner**  
2.95m x 2.29m (9'8 x 7'6)
  - Bedroom 1**  
2.41m x 2.29m (7'11 x 7'6)
  - Bedroom 2**  
2.03m x 1.73m (6'8 x 5'8)
  - Shower Room**  
2.03m x 1.37m (6'8 x 4'6)
- Superbly Presented**  
**Elevated Position**  
**Viewing Essential**

## Overview

This is an excellent opportunity to acquire this extremely well presented 2 bedroom Park Home for occupiers of 55's years of age and over. The property occupies an elevated position within the park and enjoys far reaching views towards the 'Great Field' and beyond. This particular model is a 2018 'Stately Albion' and measures 36 x 10 therefore, has the remainder of a 10 year warranty. The property benefits from PVC double glazing and LPG gas fired radiator central heating. This splendid property stands on an easy to maintain plot which is sure to appeal to those buyers looking for a home which offers peace, tranquillity away from the hub bub but still within easy access to the village centre.

We thoroughly recommend a full internal inspection to appreciate the property with it's well planned accommodation, briefly comprises steps lead up to the entrance door leading into the inner entrance hall serving all rooms. The well fitted kitchen diner has been finished with white shaker style door fronted units and has an assortment of base and wall units with black working surfaces and inset 1.5 bowl sink unit. There is an integral fridge freezer, with gas hob and oven below, cupboard housing gas boiler feeding central heating system. The dual aspect sitting room enjoys distant views to the South side looking towards the Great field and beyond. There is an electric fire providing a pleasant focal point and has a sliding door that provides access to the front. There is a very well appointed modern contemporary shower room, with over size shower enclosure, wash basin and WC. Furthermore, there are two bedrooms, bedroom 1 has the advantage of fitted wardrobes, whilst bedroom 2 is currently used as a store room with fitted cupboard.

There is the advantage of having two dedicated parking spaces either side of the plot having been laid with brick paving for easy maintenance. A low dwarf wall extends around the rear boundary providing useful space for storage units. In all this is a very well presented property which can be occupied with minimum of expense. Dogs are accepted but must be quiet, well behaved and kept on lead at all times.

## Situation

The property occupies an elevated position on this favoured Park Home surrounded by 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.

A regular bus service connects to Barnstaple. This is the regional centre of North Devon and is approximately 5 miles to the South East. Here there are a wider range of amenities including the Queens Theatre, a cinema and brand new leisure centre. There is good shopping at Green Lanes and out of town shopping at Roundswell. There is access onto the North Devon link road which provides a convenient route to the M5 motorway.

## Services

Service charge £155.31 pcm.  
Electric & water read quarterly,  
billed direct from site owner.

## Council Tax band

Band A

## EPC Rating

Exempt

## Tenure

Leasehold

## Viewings

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

