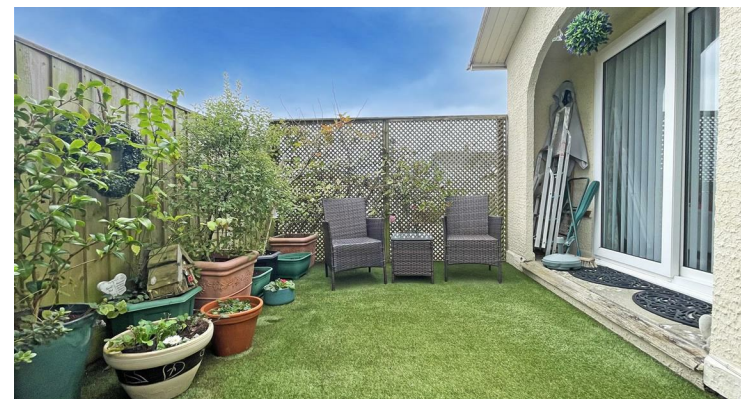


GROUND FLOOR



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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A Lovely Double Plot 2 Bedroom Park Home

15 Dune View Park Homes, Braunton, EX33 1BX

Guide Price

£179,950

- Lovely Double Plot
- Good Size Living Room
- Off Road Parking
- 2 Bedrooms with Wardrobes
- Kitchen Diner & Utility Room
- Very comfortable Retirement Home
- Shower Room & Ensuite
- UPVC d/g & Calor Gas ch
- NO ONWARD CHAIN!

Directions

From Barnstaple proceed along the A361 to Braunton. Continue to the centre of the village turn left sign posted to Croyde and Saunton. Continue along this road out onto the Saunton road and then turn right into Dune View road. Continue to the very top and go over Homer road into Dune View Park Homes. Keep to the left hand side and continue up to the top and around to the left as the road goes back down the property will be found on the left 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

Sitting Room
5.77 x 3.27 (18'11" x 10'8")

Kitchen / Diner
5.17 x 2.64 (16'11" x 8'7")

Utility Room
2.12 x 1.6 (6'11" x 5'2")

Bedroom 1
3.65 x 2.89 nar 2.32 (11'11" x 9'5" nar 7'7")

Ensuite WC
2.12 x 1.45 (6'11" x 4'9")

Bedroom 2
2.9 nar 2.31 x 2.64 (9'6" nar 7'6" x 8'7")

Shower Room
2.03 x 1.67 (6'7" x 5'5")

Ample Off Road Parking

Dune View Park Homes is an excellent retirement development specifically designed for the over 55's. This is a 40 x 20ft Stately Goodwood which was built in November 2005.

There is a superb double plot which surrounds the home and is attractively laid out with new bricked, off road parking to the front and maintenance free AstroTurf grass. This theme is continued to the side of the property where there is a lovely sitting area and steps down to a further garden. This is also laid to AstroTurf and nicely arranged with a wealth of flowering plants, shrubs and a maturing cherry tree. This area gives a very good degree of privacy with a high wall and there are lovely views towards the hills to the rear. There is then a further raised garden to the side laid to chippings and shrubs for ease of maintenance.

The property is offered for sale in very good order throughout with well planned accommodation benefiting UPVc double glazing and calor gas central heating. There is an entrance hall with airing cupboard and store cupboard. The good sized sitting room has sliding doors to small veranda area which then opens on to the upper outside sitting area. From the sitting room are double doors leading to a good sized kitchen /breakfast room with bay window and access to a very useful utility room. The master bedroom has built in wardrobes and en-suite WC. The second bedroom also has built in wardrobes and there is well appointed shower room.

This makes for a very comfortable home which must be viewed at the earliest opportunity to fully appreciate the accommodation and the position within which the property sits. The site is only for purchasers of 55 years and over and therefore, is very quiet and peaceful.

Services

Calor Gas Heating
Water is 6 monthly and Electric is quarterly.

Council Tax band

A

EPC Rating

Exempt

Tenure

Leasehold
Service charge is £214.00 a month.

Viewings

Strictly by appointment
Phillips, Smith & Dunn Branton branch on
01271 814114

