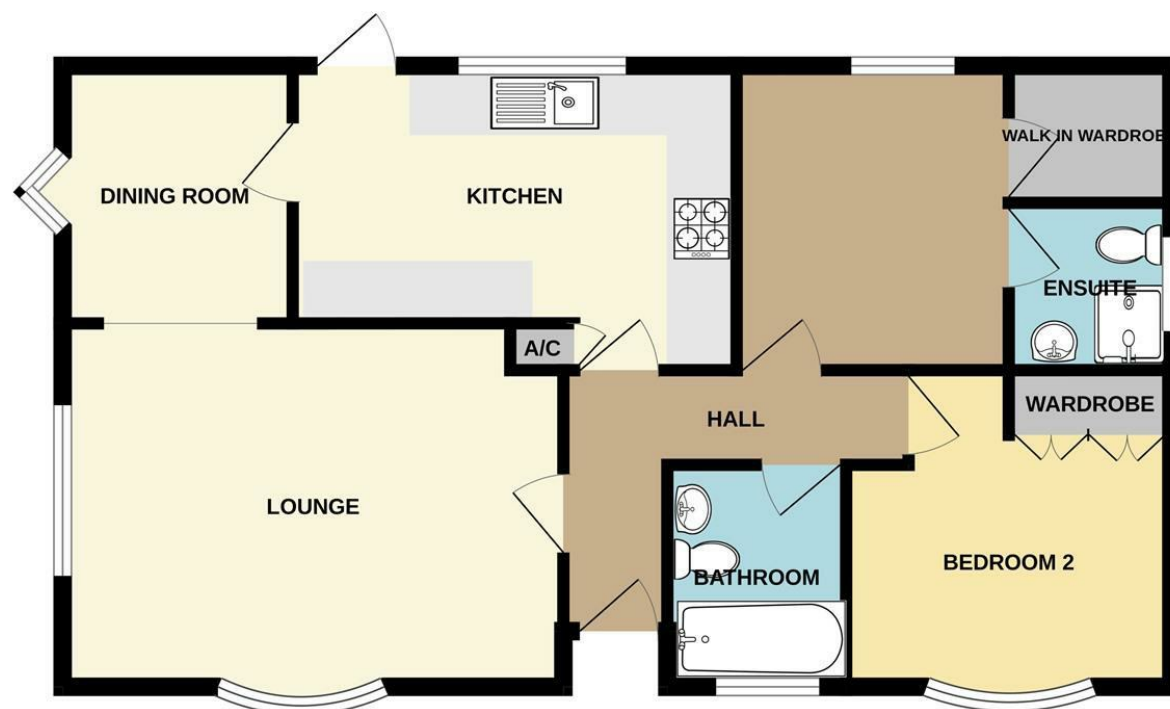
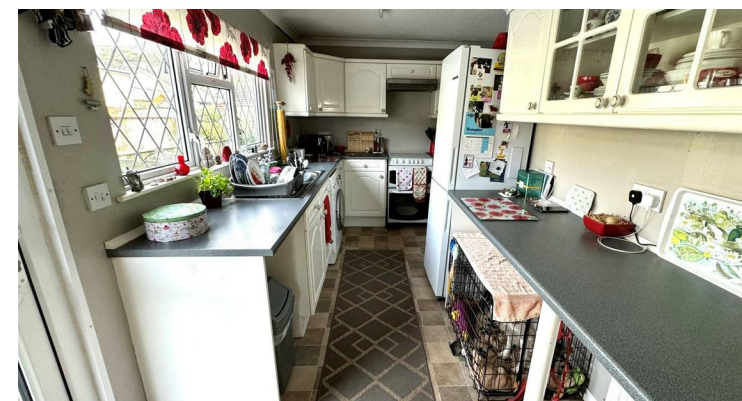


GROUND FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 699 sq.ft. (64.9 sq.m.) approx.  
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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## 2 Bedroom Park Home on Double Plot

54 Dune View Park Home, Branton, EX33 1BX

Asking Price

**£169,950**

- 2 Bedrooms, 2 Bathrooms
- 2 Car Off Road Parking
- NO ONWARD CHAIN
- 2 Receptions & Kitchen
- Large Garden Greenhouse & Shed
- Ideal Retirement Home
- UPVc D/G, Calor Gas Heating
- For those over 50 Years
- Double Size Plot

**Looking to sell? Let us  
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for free!**

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

### Lounge

4.83 x 3.42 (15'10" x 11'2")

### Dining Room

2.50 x 2.29 (8'2" x 7'6")

### Kitchen

4.32 x 2.90 narr 2.09 (14'2" x 9'6" narr 6'10")

### Bedroom 1

2.90 x 2.49 (9'6" x 8'2")

### Ensuite Shower & Walk in Wardrobe

### Bedroom 2

3.12 x 2.88 max (10'2" x 9'5" max)

### Bathroom

### Off Road Parking for 2

### Large Garden Are with Shed & Greenhouse

This is a very well presented detached park home which benefits calor gas heating and UPVc double glazing. THERE IS NO ONWARD CHAIN, so this can be bought and occupied very quickly.

The present owner has been in residence for 12 happy years and in this time has improved the property. This includes new roof work, double glazing and support work to the base. The property is easy to run and is sure to appeal to those buyers looking for a property 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. This comprises an entrance hall and a good size lounge. This room is double aspect with a bow window and a calor gas fire. The room then opens to the dining room with a door to the kitchen. The main bedroom has a walk in wardrobe and ensuite shower. The 2nd bedroom has a built in wardrobe. The bathroom is nicely fitted with a white suite.

The home sits on a good size double plot with 2 car tandem parking to the rear. Here there is access to the garden. As the home has a double plot, this is on of a few which benefit from a good size garden. This is easy to maintain as is laid to patio and crazy paving with flower beds. Good fencing encloses the garden so it is secure with a gate to the front. Within the garden is a greenhouse and good store shed. There is a nice outlook to the hills behind. To the front there is an open plan garden with low wall, lawn and shrub bed.

In all, this is a really good opportunity to acquire a very well presented retirement home, in a quiet area for buyers over 50 years.

## Services

Mains Water, Electric & Drains

## Council Tax band

A

## EPC Rating

## Tenure

Freehold

- Service Charge - £216.84 pcm

## Viewings

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

