

GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 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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Directions

From Barnstaple proceed on the A361 to Braunton. At the cross roads and traffic lights turn left signposted to Croyde and Saunton. Continue along this road, turning left just after the zebra crossing into First Field Lane. Carry on down this road and at the cricket ground on the right hand side, turn left into Hilton Park Homes and the property will then be found in the cul de sac, halfway down on the right hand side.

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Situated within the sought after 'Hilton Park' retirement development is this detached 2 bedroom Park Home for purchasers of 50 years of age and over. This makes this a very quiet and tranquil location being a cul de sac with similar style properties and is available with no onward chain.

The property has the benefit of gas fired radiator central heating and UPVc double glazing. The rooms flow well with a porch and entrance hall serving all the rooms. The good size L shaped living room/ dining room is double aspect with fireplace and surround to the living room and a serving hatch in the dining room from the kitchen. This is well fitted with a gas hob and electric oven, a good range of work surfaces and a door to the side. The main bedroom has an en suite shower room, whilst the second bedroom has a very useful walk in wardrobe. The 3 piece bathroom has a white suite.

The Park Home is on a level plot with a useful off road parking space. There is a garden area which requires some cultivation but should be ideal for a keen gardener to place their own mark on what is a blank canvass. Many of the gardens here offer a splendid show.

The park is a quiet area arranged around a gently sloping, single road which serves all the Park Homes. There is vehicular access from First Field Lane, opposite the Cricket Ground, ideal for the cricket enthusiast. There is pedestrian access to the bottom of Hilton Park where there is a gate to Hordens Bridge, over the river Caen. This is a convenient pedestrian route which takes you to the village centre and its amenities.

Services

All Mains Connected

Council Tax band

A

EPC Rating

Tenure

Leasehold

Viewings

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

