

# GROUND FLOOR



27 DUNE VIEW PARK HOME

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## A Very Well Presented 2 Bedroom Park Home

27 Dune View Mobile Home Park, Branton, EX33 1BX

Guide Price

**£179,950**

- An Ideal Retirement Park Home
- Over 50's & Above
- Very Easy To Maintain Home
- UPVc D/G, Calor Gas Heating
- NO ONWARD CHAIN
- Off Road Parking
- Viewing Essential
- Dual Aspect Living Room
- 2 Bedrooms, 1 Bathroom & Ensuite

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## Overview

Welcome to Dune View Park Homes – a charming and well-positioned 2 bedroom retirement property, perfectly suited for those seeking comfort, convenience, and community living within this ever-popular over 50's development. Set within a peaceful setting and surrounded by similar style homes, this property offers an easy-to-manage lifestyle without compromising on space or practicality. This particular make and model is a Wessex 'Dorset' 40' x 20' manufactured in 2007 offers particularly spacious and comfortable accommodation.

As you step inside, you are greeted by a welcoming hallway that leads you into the heart of the home. To the right, a generously sized dining room provides an excellent space for entertaining or enjoying family meals, seamlessly flowing into a bright and airy double-aspect living room. This spacious lounge is flooded with natural light throughout the day, creating a warm and inviting atmosphere.

The well-equipped kitchen offers ample worktop and cupboard space, complete with integral oven, dishwasher and fridge, making it ideal for those who enjoy cooking. A practical utility room provides additional storage and convenient access to the rear garden. Both bedrooms are well-proportioned doubles, each with built-in wardrobes for excellent storage. The master bedroom further benefits from its own ensuite shower room, while the main bathroom comprises a modern three-piece suite with part tiling above the bath.

Outside, the property features a low-maintenance garden that requires the minimum of upkeep and fuss, designed with a combination of paved areas and stone chippings – perfect for enjoying the outdoors without the upkeep of a larger plot.

This home combines practicality, comfort, and a welcoming community setting, making it an ideal choice for those looking to enjoy a relaxed lifestyle in their retirement years.

## Services

Calor gas heating.  
Electric & water  
paid quarterly.  
Mains Drainage.

## Council Tax

Band: A

## EPC Rating

TBC

## Charges & Fees

£224.00 PCM.  
Inc Ground Rent  
Tenure

Freehold

## Viewings

By apppointment  
only. Call us on  
01271 814114



## Outside

The property occupies a good position on this favoured Park Home development which forms part of Saunton Park being is to the west side of Braunton. Therefore, it offers easy access to the sandy beaches of Croyde and Saunton approximately 3 & 5 miles to the west. Saunton also has the renowned golf club with its two championship golf courses; ideal for the keen golfer. The village of Braunton is considered one of the largest in the country and caters well for its inhabitants with a medical centre, library, churches and excellent range of local shops, coffee house and stores. There is a Tesco super store and the family run Cawthorne's store to the village centre. Furthermore, the Pixie Dell Stores is nearby and ideal for those small necessities.

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, a brand new leisure centre and Tarka Tennis Centre. There is good covered town centre shopping at Green Lanes and out of town shopping at Roundswell. Here there is a good choice of superstores. There is access onto The North Devon link road which provides a convenient route to the M5 motorway at junction 27. The Tarka Rail Line connects to Exeter and this then has a direct route to London Paddington.



## Room list:

### Entrance Hall

3.66m x 3.38m (12'0 x 11'1)

### Dining Room

3.00m x 2.49m (9'10 x 8'2)

### Sitting Room

5.89m x 2.97m (19'4 x 9'9)

### Kitchen

2.84m x 2.64m (9'4 x 8'8)

### Utility / Rear Lobby

2.03m x 1.80m (6'8 x 5'11)

### Bedroom 1

3.15m x 2.87m (10'4 x 9'5)

### En Suite

2.29m x 1.22m (7'6 x 4'0)

### Bedroom 2

2.90m x 2.64m (9'6 x 8'8)

### Bathroom

2.03m x 1.68m (6'8 x 5'6)

### Well Presented Home

### Viewing Essential

### No Onward Chain