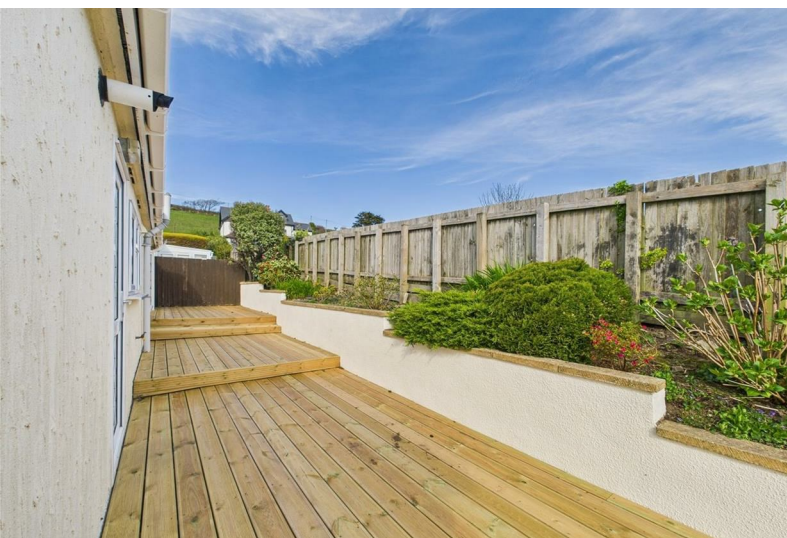




Dune View Mobile Home Park

Braunton, EX33 1BX

£165,000



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Situated within a popular over-50s residential park in Braunton, this beautiful, detached two-bedroom park home offers stylish and spacious living in a peaceful and tranquil setting. It is conveniently located just a short walk from a local convenience store, with regular bus services to nearby villages and towns right outside the park. The property enjoys an abundance of natural light throughout, has newly installed decking in the rear garden, a modern fitted kitchen, parking, boasts two bathrooms and is connected to all mains services.

Braunton is well known for its passionate community spirit and is rumoured to be the largest village in England with the famous stretch of Sands, Braunton Burrows. The hustling village offers an abundance of activities and eateries, all locally run. For a change of scenery Exmoor National Park offers breath-taking rolling countryside, perfect for avid walkers.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with the Australia's Golden Coast and Malibu in California.

Hallway

3'1" x 10'5" (0.94 x 3.20)

A bright hallway that leads to all rooms, with additional benefit of a coat and boot room.

Living Room

11'1" x 16'0" (3.40 x 4.88)

A bright and spacious living room with dual aspect windows allowing floods of natural light into the space. The floor is laid with wood effect vinyl flooring. The generous proportions will comfortably house the most generous of sofas.

Dining Room

8'1" x 8'6" (2.48 x 2.61)

A bright and airy space that can accommodate a family dining table.

Kitchen

8'1" x 14'9" (2.47 x 4.52)

A modern shaker style cream kitchen. Excellent range of eye level and base units offering all the kitchen storage that you would need with additional space for appropriate white goods.

Bedroom One

9'5" x 10'11" (2.88 x 3.34)

A bright front facing bedroom with built-in wardrobes and space for a double bed and additional furnishings.

Bedroom Two

9'4" x 10'0" (2.87 x 3.06)

A large double rear facing bedroom that benefits from a walk in wardrobe and En-Suite

Wardrobe

4'1" x 5'2" (1.27 x 1.59)

A walk-in wardrobe offering ample hanging space and overhead storage.

En-Suite

5'1" x 5'1" (1.55 x 1.55)

A partially tiled bathroom comprising a toilet, basin and walk in electric shower with wall mounted radiator.

Outside

At the side of the property is a driveway for one vehicle. The rear garden has recently been laid with brand new decking making it the perfect spot to relax in the peaceful surroundings.

Directions

From our office on Caen Street, head in a Westerly direction along Saunton Road. Turn right into Dune View Road and follow that road all the way to the top and the entrance to Dune View Park will appear in front of you.

Agents Notes

We have been informed by the vendor that:

Electric, water, gas and drainage are mains connected.

The ground rent for 2025/2026 is £226.71 per month.

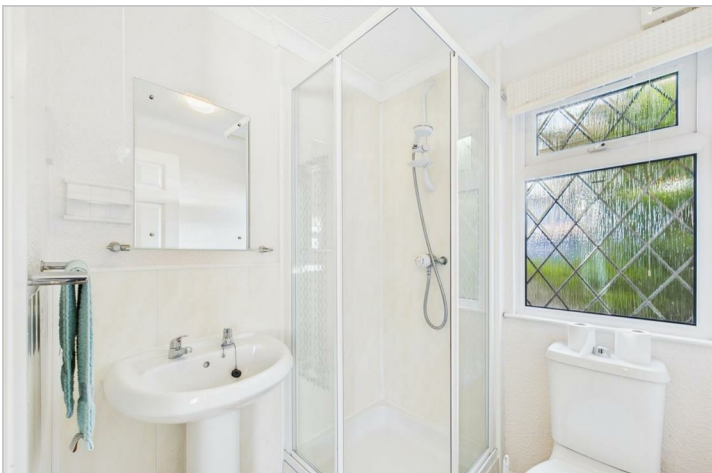
The seller must pay the park 10% of any sale price on completion of a sale.

The park is for over 50's only.

Tenure: Virtual Freehold

Virtual Freehold means that when buying a park home, you purchase the physical property outright and lease the land it sits on in perpetuity, for the entirety of the time the home is sited. These properties are not mortgageable. Please consult a solicitor for further information.

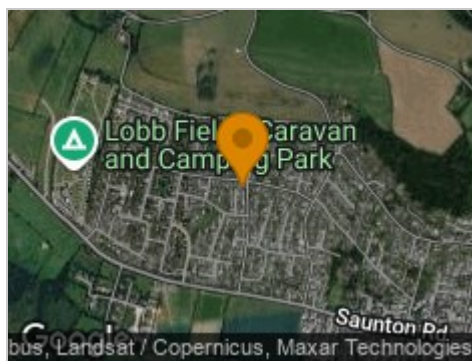
To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.



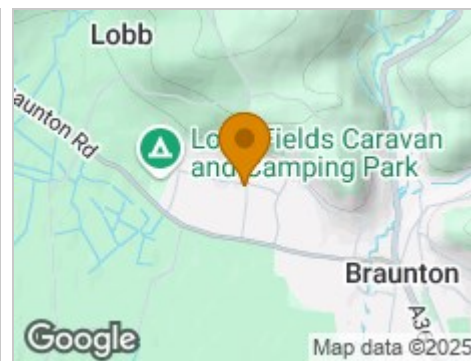
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Turners Property Centre - Braunton Office on 01271 815651 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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