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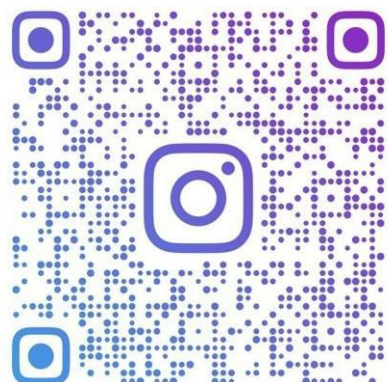
£50,000

**BM12 TARKA HOLIDAY PARK BRAUNTON ROAD,
ASHFORD, BARNSTAPLE, DEVON, EX31 4AU**

A PERFECT HOLIDAY HOME - QUICK SALE AVAILABLE!

Chequers Estate Agency are delighted to offer for sale this spacious gas centrally heated two double bedroom holiday home. Benefiting from off road parking, beautiful decking as well as being a short drive to coastal walks and some of the best beaches, this truly is a perfect holiday home.

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- A SPACIOUS AND MODERN HOLIDAY HOME
- COSY OPEN PLAN LIVING / DINING AREA
- MODERN KITCHEN
- TWO BEDROOMS - ONE ENSUITE
- MODERN SHOWER ROOM
- DECKING AREA
- PARKING FOR ONE CAR
- CLOSE TO AMENITIES AND FACILITIES
- A GREAT SIZE - 42' X 14'
- A MUST VIEW!



An excellent opportunity to acquire a deceptively spacious two bedroom park home, situated within the popular Tarka holiday park which is conveniently situated between Barnstaple and Braunton. This is the perfect opportunity for those seeking a quality holiday home, bolthole retreat or those alternatively who are looking for an investment opportunity. The holiday home is a 2017 model.

Chequers estate agents are delighted to offer to the market this two-bedroom park home which is available to the market with no onward sales chain. The property is subject to be enjoyed for 50 weeks of the year has the added attraction of off-road parking, a designated dog walking area as well as two pets being allowed per park home.



This park home model offers well planned accommodation throughout which briefly comprises entrance door to side leading into the entrance hallway with kitchen providing ample of storage cupboards. The kitchen has been fitted with numerous base and wall cabinets with some display units and space for white goods. The kitchen leads to the open plan lounge/dining area which has a range of fitted furniture, a feature fire and space for a dining area. The fitted furniture also folds out to be a bedsit. The entrance hall you have a modern shower room with a three-piece white suite as well as 2 double bedrooms of which have built in wardrobe. Bedroom One has the added attraction of a dressing area as well as an en-suite bathroom. The property has the added advantage of an off-road parking space for one car and a decking area which is perfect for alfresco dining.

Chequers estate agents advise an internal inspection to appreciate what this holiday home has to offer.



Situated within the well renowned Tarka Holiday Park which comes with a dedicated dog walking area as well as a picnic area ideal for families to enjoy, reception on site and laundry facilities. The Tarka Holiday Park is well positioned on a regular bus route and it's between Barnstaple and Braunton with footpath and cycle lanes being within close reach.



KITCHEN 10'3 X 14'1 (3.12M X 4.29M)

Spacious and well equipped kitchen with inset 1 1/2 sink. Further matching wall cabinets and drawers. Inset ring gas hob and double oven, extractor above. Integrated dishwasher, washing machine, fridge freezer, microwave and pantry cupboard. Space for dining table, radiator, laminate flooring. UPVC double glazed window to front elevation.

LIVING AREA 13'6 X 10'7 (4.11M X 3.23M)

A dual aspect room with UPVC double glazed windows to front, side and rear elevation. UPVC double glazed patio door which opens on to the decking area. Electric feature fire place, blue tooth surround sound, radiator and fitted carpet.

INNER HALLWAY

Radiator and fitted carpet.

BEDROOM ONE 13'6 X 8'4 (4.11M X 2.54M)

A spacious double bedroom with storage below, 2 UPVC double glazed windows to front elevation. Fitted cupboards and desk area with display units, radiator, fitted carpets.

DRESSING AREA 5'8 X 2'6 (1.73M X 0.76M)

UPVC Double glazed window to side elevation. Fitted wardrobe space and drawers some with mirror doors, radiator and fitted carpet.

EN-SUITE 6'8 X 4'4 (2.03M X 1.32M)

A spacious and modern en-suite with panelled bath and shower over, in a tiled surround with WC and pedestal basin with vanity cupboards. There is a heated towel rail, laminate flooring, UPVC and window to side elevation.

BEDROOM TWO 9'3 X 7'5 (2.82M X 2.26M)

UPVC double glazed window to front elevation. Built in wardrobe space, radiator and fitted carpet.

SHOWER ROOM 3'4 X 7'9 (1.02M X 2.36M)

Double shower cubicle in a tiled surround with WC and vanity sink unit. Fitted shelving and cupboard housing combination boiler and display cupboard. Shaving sockets UPVC double glazing window to rear elevation.

OUTSIDE

To the front of the park home is a tarmac driveway providing off road parking for one car. Steps lead up to the decking area which is a perfect spot for a table of chairs overlooking a small green area.

AGENTS NOTES

THE CURRENT PITCH FEE IS £6500.

IF YOU DECIDE TO SELL THE SITE TAKES A PERCENTAGE.

THIS SHOULD BE CHECKED WITH THE SITE OWNERS.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.