



# turners



## Berrynarbor Park, Sterridge Valley

Berrynarbor, EX34 9TA

£167,500





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This park is for residents over the age of 50 only and is a chain-free sale.

As you pass through the aesthetically pleasing quaint village of Berrynarbor towards the tranquil setting of Sterridge Valley you'll find this wonderful residential home at the tucked away location of Berrynarbor Park. This property benefits from being all on one level comprising of a large lounge, dining room, fitted kitchen, large double bedroom with an en-suite, well-proportioned double bedroom and a three-piece bathroom suite.

The outside space provides versatility with a low-maintenance stone paved patio area with outstanding views across the countryside, a lawn with a combination of different colours from the blossoming flowers and off-road parking for one vehicle.

Berrynarbor is a postcard village that sits less than a mile from the rugged North Devon coastline, close to the larger village of Combe Martin and the coastal town of Ilfracombe which is just 4 miles away. The village amenities include Ye Olde Globe Inn pub, church, primary school, small community post office and a general store.

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. For a change of scenery Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.

## Living Room

16'10" x 11'1" (5.15 x 3.38)

With the living room being the heart of every home, this brilliant space has dual aspect UPVC double glazed windows creating a bright and airy room with the benefit of breathtaking countryside views. This room has an abundance of space for free standing lounge furniture, includes a Dimplex Optimyst electric stove, digital night storage heater, electric panel heater and is carpeted throughout.

## Kitchen

10'9" x 7'10" (3.30 x 2.39)

A well-proportioned stylish fitted kitchen with matching floor and wall units, four ring electric hob with an electric extractor, electric fan oven, 1.5 stainless steel sink drainer, washing machine, dishwasher, fridge freezer, airing cupboard housing the immersion heater, vinyl flooring throughout and UPVC double glazed window with views across the countryside.

## Dining Room

9'2" x 6'10" (2.80 x 2.10)

This generous dining room is carpeted throughout and

provides plenty of space for a large dining table, free standing furniture, electric panel heater and has a UPVC double glazed window to provide natural light.

## Bedroom one

11'4" x 9'5" (3.46 x 2.88)

Benefiting from an array of natural light due to the dual aspect UPVC double glazed windows, this room provides adequate space for a super king sized bed, fitted bedroom furniture with the addition of a walk in wardrobe, electric panel heater and three piece En-suite.

## En-suite

5'6" x 5'1" (1.70 x 1.55)

A well presented three-piece suite with a shower unit, WC, sink basin, heated towel rail, wall mounted fan heater and a UPVC obscure double glazed window.

## Bedroom Two

9'3" x 8'5" (2.84 x 2.59)

The second bedroom is a well-proportioned double bedroom with built in storage, electric panel heater, UPVC double glazed window and carpeted throughout.

### Bathroom

5'10" x 5'6" (1.79 x 1.69)

A beautifully presented three-piece suite including a bath with a shower overhead, sink basin with built in storage units, WC, UPVC double glazed obscure window, heated towel rail, wall mounted fan heater and laminate flooring throughout.

### Conservatory

11'7" x 2'11" (3.54 x 0.90)

A light room that allows for additional storage space and access to the rear garden. This room has vinyl flooring throughout, UPVC double glazed windows and electric points for white goods or gardening tools.

### Hallway

5'8" x 2'11" (1.73 x 0.89)

This bright and welcoming hallway has room for free standing furniture and an electric night storage heater.

### Outside Space

If gardening is your passion, this really is the space for you. This incredibly Tranquil sunny aspect garden space provides a well-maintained lawn with a collection of different flowers and bushes. As you make your way around to the rear of the property you're left speechless by Berrynarbor's exquisite countryside views, thankfully you'll be able to take a seat and take these views in as there's a private low-maintenance stone paved patio area perfect for al fresco dining. Finally, the outside space also includes a metal garden shed and an off-road parking space for one vehicle.

### Agent Notes

We've been informed by the vendor that the water is on mains which is billed by the park and the electric is mains but you can choose your own supplier. The drainage is a

private septic tank on the park, you can provide gas to the property but it would need to be bought in and won't be on mains. The current ground rent is £182.09 per calendar month and is reviewed yearly. The property is under the Mobile Homes Act 2013. Pets are allowed in accordance with the park rules This property cannot be sub let or holiday let.

### 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.

The buyer owes the Park owner a payment of up to 10% of the price agreed. There is no stamp duty.

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.

### Directions

Travelling along the A399 from Ilfracombe take a right turning (opposite The Sawmill Inn) onto Mill Lane and follow the road until forking right onto Pit Hill which becomes Rock Hill and Berrynarbor Park is a left hand turning shortly after.





## Road Map



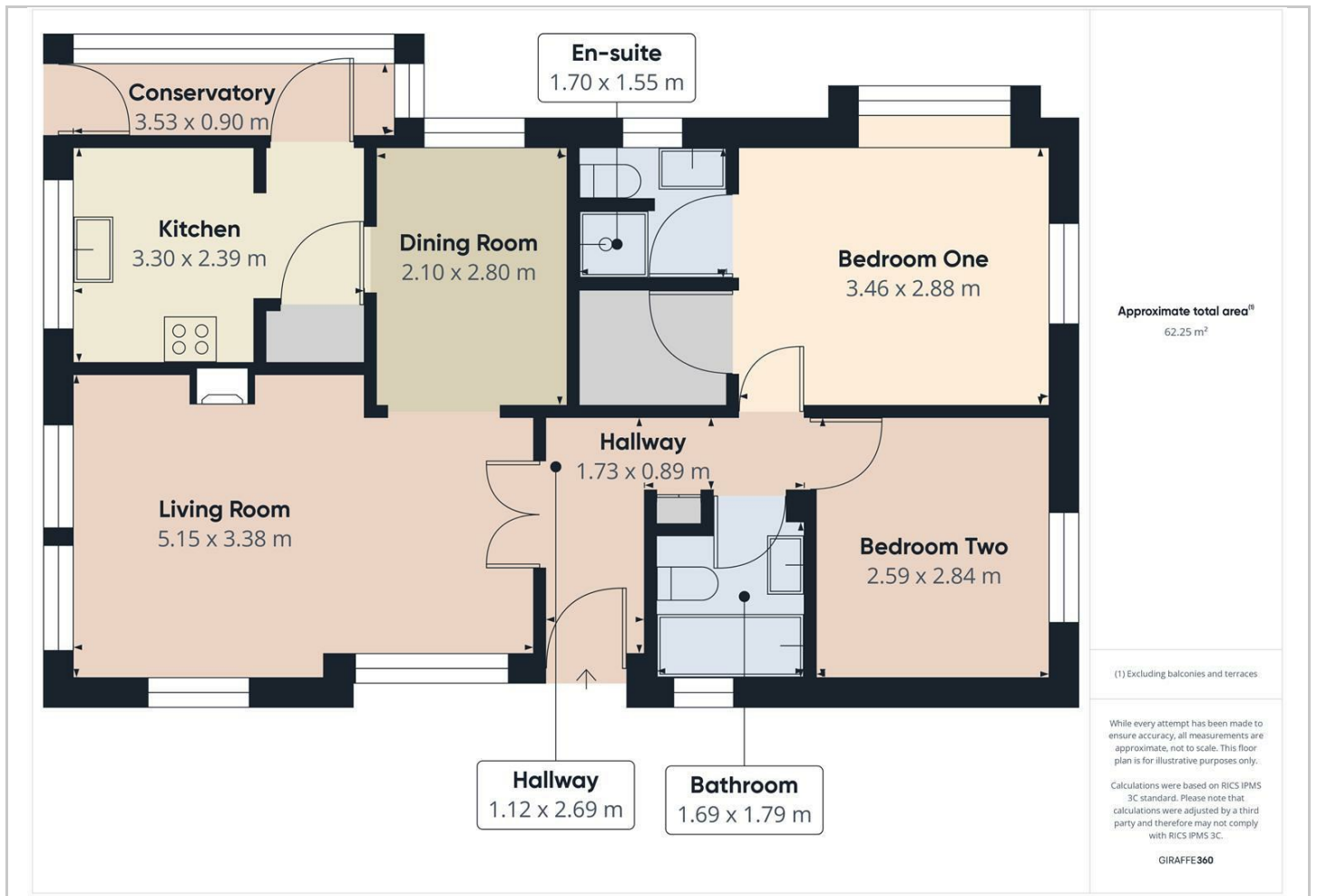
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Turners Property Centre Office on 01271 866421 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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## Energy Efficiency Graph

