



# turners



## 3 Berrynarbor Park Sterridge Valley

Berrynarbor, Ilfracombe, EX34 9TA

**£150,000**



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Situated on a quiet and tranquil over 50's residential park, this beautifully presented two bedroom park home is located within the picturesque wooded Sterridge Valley. The property has an abundance of natural light running through it and boasts outstanding countryside views over the valley. Detached and sitting on a generous plot, the property has manicured gardens to the front, rear and side, with mature shrubbery, fruit trees and multiple seating areas, perfect for al-fresco dining. The parks peaceful nature and wide open spaces ensure there is ample parking for multiple vehicles.

## Lounge 19'4" x 11'0" (5.9 x 3.37)

Open and bright room with three large windows facing out onto the gardens and out over the Sterridge Valley. The room benefits from wall mounted electric heaters, laminate flooring and UPVC windows. There is a small sunroom just off the lounge, giving direct access into the rear garden.

## Kitchen 10'2" x 9'5" (3.11 x 2.88)

The deceptively spacious kitchen boasts numerous base and eye level units with space for appropriate white goods. The room is fitted with a UPVC window and door which leads into a small porch space ideal for wet coats and boots.

## Dining Room 9'10" x 7'4" (3 x 2.26)

A creative space linking the kitchen and the lounge. Through a set of French doors, is an East facing dining room with laminate flooring, a wall mounted electric heater and UPVC window.

## Bedroom 1 9'9" x 9'5" (2.98 x 2.88)

The master bedroom is South facing with fitted wardrobe and chest of drawers. There is a large UPVC

window, wall mounted electric heaters and fitted carpets.

## Bedroom 2 10'7"10" x 6'11" (32.89 x 2.13)

Adjacent to the master bedroom is a single bedroom, with built in storage, another large UPVC window, wall mounted electric heater and fitted carpets.

## Bathroom 6'6" x 5'6" (1.99 x 1.7)

There is a good sized shower room fitted with a large walk in shower cubicle, porcelain basin, toilet and wall mounted towel radiator. The walls are tiled and there is fitted vinyl flooring, a wall mounted extractor fan and a small UPVC window.

## Outside

To the side of the property is an inviting private lawn area bordered by tasteful black railings and finished with multiple miniature trees, one being an apple tree.

To the rear is a spacious patio that continues around both sides of the property, providing multiple seating areas while enjoying far reaching valleys views. As the tiered rear garden continues beyond the patio, there is an array of vibrant mature plants and shrubbery.

Tel: 01271 866421

## Agents Notes

We have been informed by the vendor that:

The preferable Mobile Homes Act of 2013 applies. Purchasers must be 50 years of age or older. The site fees are currently £1,908 per annum which includes pitch fees, maintenance of the grounds etc. The water and drainage comes from the site supply, the water is metered and drainage is a septic tank. The electric supply comes direct from the Electric Company. Pets are allowed in accordance with the park rules.

### 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.

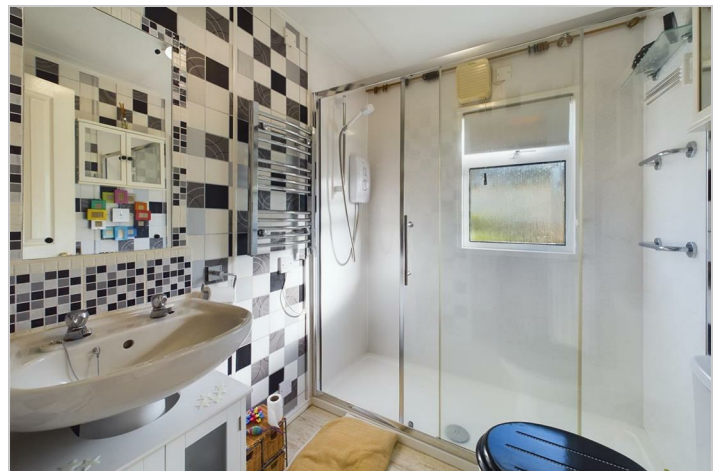
The annual pitch fee is currently £1,908.

No holiday sub letting/holiday letting allowed.

To comply with the property misdescriptions act we must inform all prospective purchaser that the measurements are taken by an electronic tape measure and are provided as a guide only. Measurements may vary slightly between the property details and floor plan. We have not tested any mains services, 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 Berry Arbor Park is a left hand turning shortly after.



## Road Map



## Hybrid Map

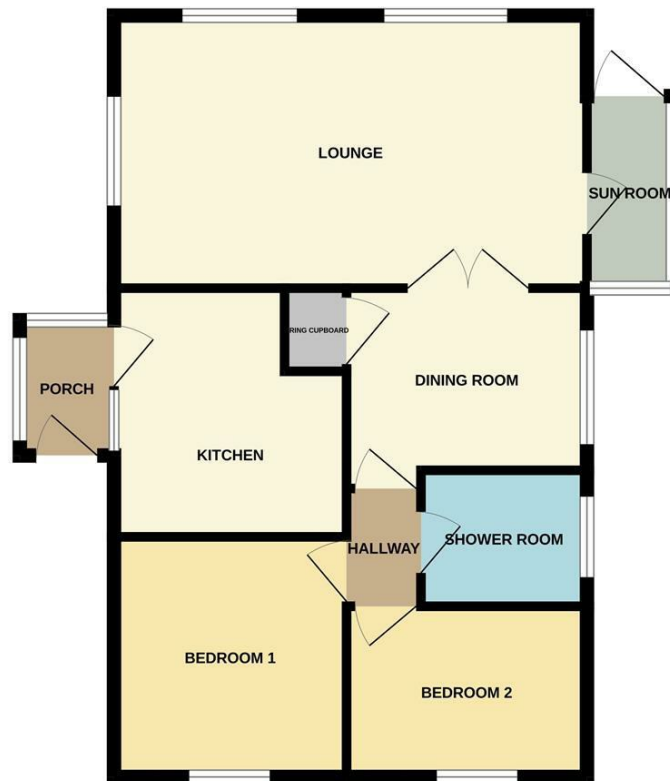


## Terrain Map



## Floor Plan

GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



## 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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