



# turners



## Dune View Mobile Home Park

Braunton, EX33 1BX

Asking Price £135,000



# 10 Dune View Mobile Home Park

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- Well-presented one bedroom park home
- Picturesque views
- Short walk to local amenities
- Over 50's only
- Allocated off-road parking space
- Short walk to local bus routes
- Stylish open plan living
- Low maintenance garden
- All mains services other than gas (LPG)

## The Property

This well-presented and recently redecorated home is located on a peaceful over 50's park, offering stunning, picturesque views towards Braunton Burrows, Appledore, and Hartland. Perfectly suited for those seeking a comfortable, low-maintenance lifestyle. The property combines modern style with a bright and airy interior.

This home comprises a stylish open-plan lounge, kitchen and dining area, ideal for relaxing or entertaining and a well-proportioned double bedroom featuring built-in storage. A contemporary three-piece shower room suite completes the interior, providing both convenience and comfort.

Externally, the property benefits from an allocated parking space for one vehicle and a sunny, low-maintenance garden, perfect for al fresco dining or simply enjoying the views. This home presents a rare opportunity to enjoy a peaceful, scenic setting with all the comforts of modern living.

## Location

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.

## Agent Notes

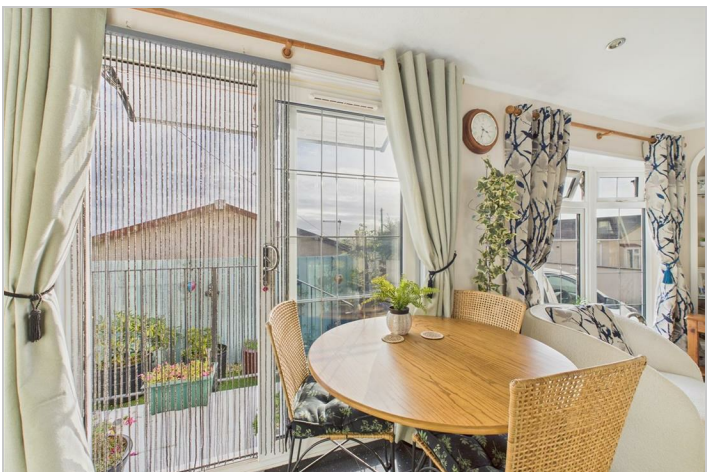
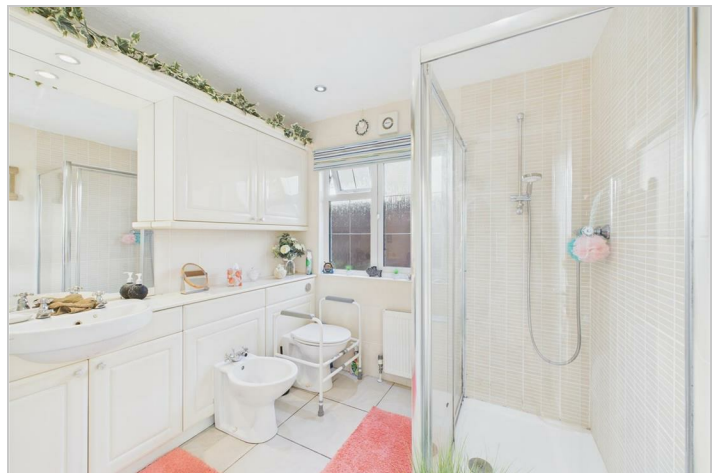
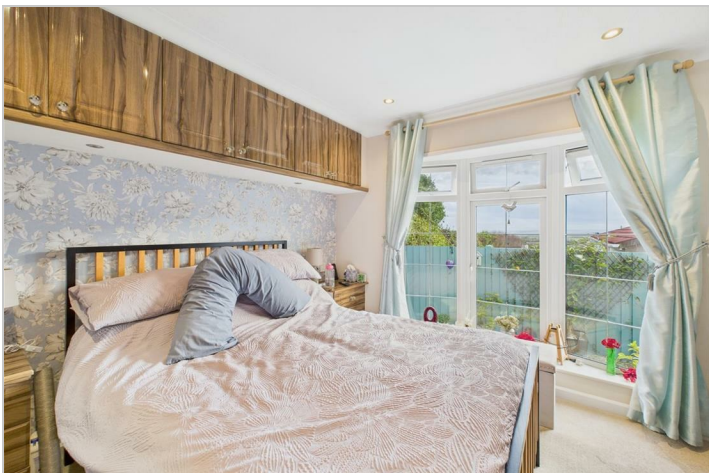
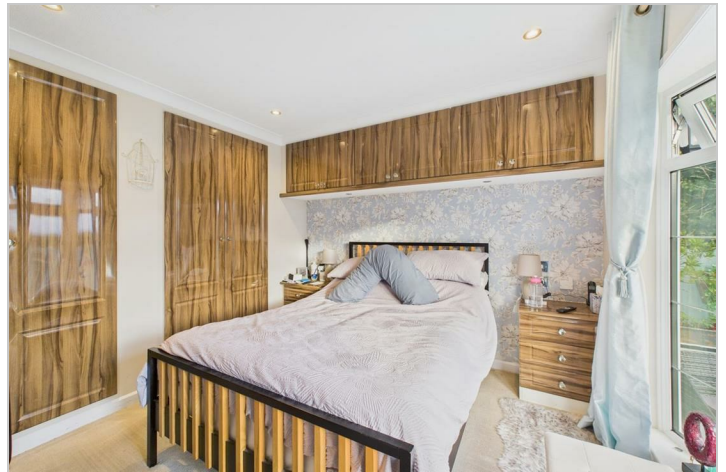
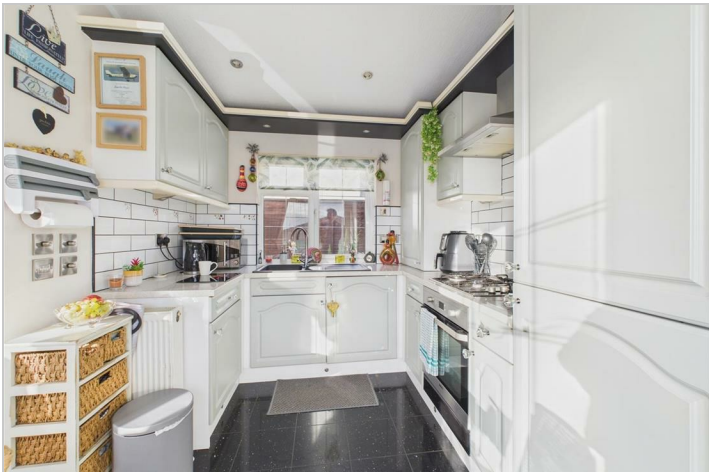
- All mains services apart from the gas which is LPG
- £159.98 monthly ground rent
- Over 50' only
- The seller must pay the park 10% of any sale price on completion of a sale.
- Tenure: Virtual Freehold

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.

## Direction

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.







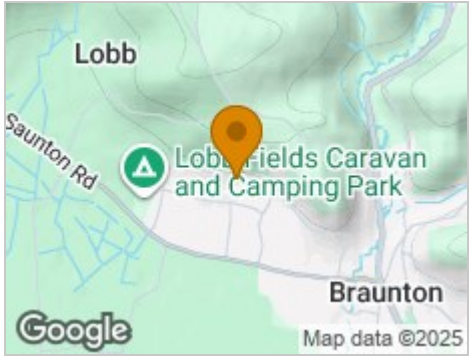
Road Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

