



# turners



## 1 Shirmart Park

Halsinger, Branton, EX33 2NL

£225,000



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## Kitchen/Diner

19'1" x 10'11" (5.84 x 3.35)

Entering via the uPVC double glazed french doors, you first encounter the bright and spacious dining area. There is ample space for a large dining room table and chairs, with a small cupboard for additional storage. The inset spot lighting and angled window above the entrance ensure the dining space is filled with an abundance of light. The kitchen area benefits from a large uPVC double glazed window looking out over the rear garden and beyond. The modern, open plan kitchen space also features roll top work surfaces, base and eye level units, integrated fridge, freezer, dishwasher, oven, hob and extractor fan as well as an inset stainless steel sink and mixer taps.

## Living Room

19'1" x 10'5" (5.84 x 3.20)

An exceptionally spacious living room with direct access to the rear garden and decking areas. The room benefits from large windows to the front, side and rear elevations, ensuring the living space is always filled with an abundance of natural light. Accessed via the large double doors leading from the dining space, the room has a nice flow and ensures the property remains an open, social space. The living room also benefits from laminate flooring, wall mounted radiator, modern electric fireplace and inset spot lighting.

## Bedroom 2

9'4" x 8'5" (2.87 x 2.59)

The second bedroom has ample space for a double bed and all associated bedroom furnishings. The uPVC double glazed window looks out over the rear of the property. There is a large built in wardrobe for additional storage. The room also features a wall mounted radiator, inset spot lighting and carpeting throughout.

## Bathroom

6'7" x 8'5" (2.01 x 2.59)

A very modern and stylish family sized bathroom. The room features a large roll top bath with mixer taps, vanity sink unit with cupboard below and porcelain WC. The tastefully decorated room features partially tiled walls, laminate flooring, inset extractor fan and shaver socket.

## Master Bedroom

14'11" x 14'5" (4.55 x 4.41)

An exceptional example of a Master Bedroom. This expansive space has ample space for a king-size bed and all associated bedroom furnishings. The uPVC window to the front elevation looks out over the water fountain and expansive green area at the front of the property. The room also features a large walk in wardrobe/storage area, TV and phone socket, wall mounted radiators and carpeting throughout.

## En Suite Bathroom

5'7" x 8'7" (1.71 x 2.64)

A welcome addition, this stylish en suite bathroom is located off the Master Bedroom. The room features a large walk in shower unit, hand basin, WC, elegantly tiles wall, heated towel rail and laminate flooring.

## Garage

Located off the driveway to the side of the property, the single garage is a welcome addition to the property. Offering additional storage, fully powered with lighting, chest freezer and featuring a corrugated roof. The driveway allows for parking for up to two vehicles, with additional parking available in the guests area.

## Garden

The private and enclosed rear garden is the perfect

space to unwind and enjoy the sun all day long. The fenced off area features a large deck with space for an outside table and chairs as well as two storage sheds. Below the decking leads to a paved pathway and astro-turfed lawn with an abundance of flower beds. The paved and gravelled area leads to a pristine summer house which can act as an additional seating area or storage space. To the side of the property there is a second decking area with space for a table and chairs. An exceptional garden, with a variety of areas to enjoy and utilise as you see fit.

### Direction

From our office head on the A361 towards Braunton. As you approach Heddon Mill there is a left hand turn towards Halsinger. Follow the road for 1.2 miles and take the right hand turning signposted Halsinger. Continue down this lane bearing right where Valley View will be located on the right hand side and Number 1 Shirmart Park being the first property on the left.

### Agents Notes

The park is for residents of over 50's only.  
Ground Rent (pitch fee) = £140.00 per month to

include water

You will be buying the home, but not the pitch (plot). The pitch remains in the ownership of the site owner who is responsible for maintaining and managing the site.

You will pay a pitch fee for the occupation of the pitch and you may be charged separately for gas and electricity which the site owner may supply directly to your home.

You will pay council tax to the local authority.

Your pitch agreement will be protected by the Mobile Homes Act 1983, which regulates the contract between you and the site owner and sets out the parties respective rights and obligations.

If you are buying the home from an existing resident, the site owner will be entitled to 10% commission of the sale price from the existing resident.

Likewise should you sell in the future the site owner will be entitled to 10% commission.

An Energy Performance Certificate is not required.



## Road Map



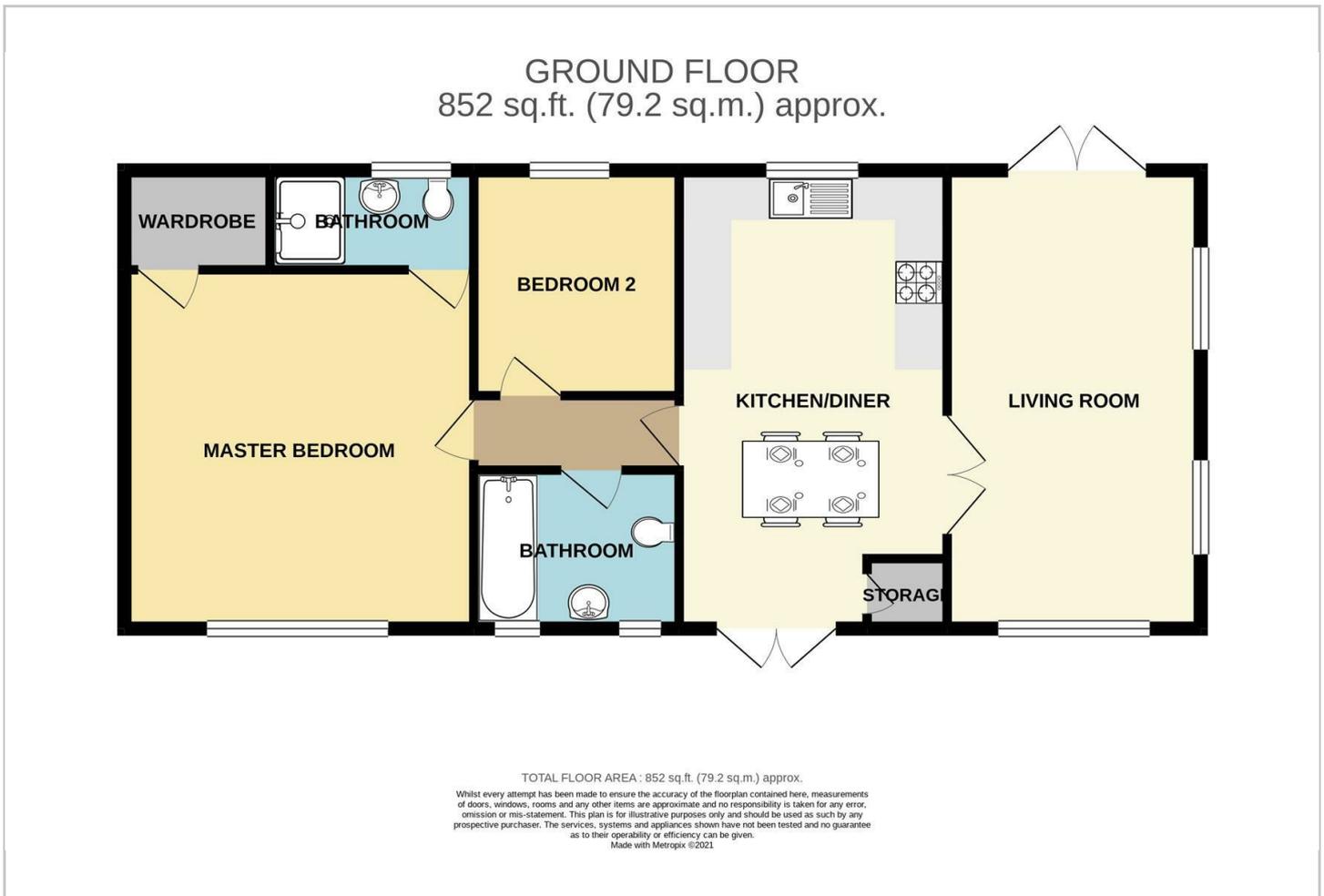
## Hybrid Map



## Terrain Map



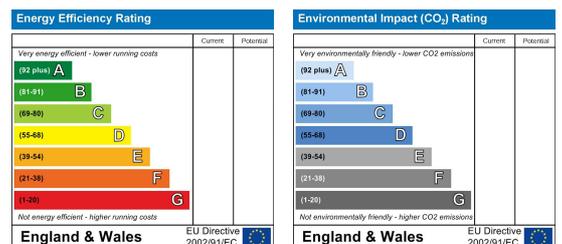
## Floor Plan



## 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.

## Energy Efficiency Graph



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.