



**Plot 34 Tranquility Park, Woolacombe, EX34 7AN**

**Offers Invited £314,995**

\*\*\*\*OPEN DAY on Saturday, May 4th, 2024, from 12 pm until 3 pm! Be sure to reserve your spot to receive an exclusive FREE gift bag packed with surprises. Don't miss this opportunity to explore your future oasis in Woolacombe. Book now and secure your place! \*\*\*\*

Experience luxury living at The Colorado in Tranquility Park, Woolacombe. This contemporary park home, designed for the over 45s, offers opulent interiors with breath-taking views. Don't miss out on the chance to make every day feel like a holiday in this exclusive coastal retreat.

## The Omar Colorado at Tranquility Park, Woolacombe

Discover the epitome of luxury living at The Omar Colorado, a contemporary masterpiece situated in the heart of Tranquility Park, Woolacombe. This modern and welcoming residential park, exclusively for the over 45s, offers a lifestyle that feels like a perpetual holiday. Set in the rolling hills of North Devon, Tranquility Park is within walking distance of the award-winning, dog-friendly beach of Woolacombe Bay, providing breathtaking views of the surrounding countryside and the Atlantic Ocean.

New Omar Colorado (45ft x 20ft) home now ready to view in Tranquility Park, Station Road, Woolacombe, North Devon, EX34 7AN

The Colorado is Omar's most long-standing signature home and continues to be as popular today as it was over 50 years ago!

The home retains its distinctive Dutch barn style roof and large dormer, but has a more contemporary look with large picture windows.

Inside, beautiful interior design and a soothing neutral colour scheme, highlighted by fawns and duck egg greens flows throughout.

The spacious lounge / dining area is light and bright thanks to the large picture windows and feature glazing from the hall.

With a full array of integrated appliances, the galley-style kitchen is designed to make the most of space and is practical too.

Through into the bedrooms and there's a wonderful, relaxed feel. Large windows allow natural light to flood in and there's ample storage space provided by built-in wardrobes and bedside cabinets.

### Construction

Built to BS 3632 residential standard

Protected by a 10-year GoldShield structural warranty

High pitched tiled roof (tiles guaranteed for 40 years)  
Dutch barn style roof with large dormer over feature inset front door

uPVC double glazing (10-year frame warranty + 5-year glazing warranty)

Feature brick effect corner quoins and diamond over entrance

Please note: white windows, doors and soffits are standard in this model.

### Living Space

'L' shaped lounge / dining area

Wall-mounted ivory fire

Combi-Bac carpet with underlay

Full-length, fully lined curtains

Contemporary styled coffee table, sideboard and extending dining table and chairs

'Botanist' style lounge suite with scatter cushions

Study with corner desk and office chair (available on selected floor plans)

Kitchen

Integrated fridge-freezer, washing machine and dishwasher

Single electric oven and hob with extractor hood

Vinyl flooring and Roman blind

USB charging point

Utility room (available on selected floor plans)

Bedrooms and Bathrooms

Double bedrooms with wall-mounted headboards and bed runners

Fitted furniture to bedrooms including dressing tables, wardrobes and free-standing bedside cabinets

Dressing area with double wardrobes and en-suite to the master bedroom

Floor standing vanity units with sit-on basins in bathroom and en-suite

Lined Roman blinds in en-suite, Venetian blind to bathroom

### PARK HIGHLIGHTS

Full Residential

Luxury living with minimum age 45

Pet-friendly

Part Exchange Available

Tranquility Park is an aptly named residential park located in the gorgeous country hillside overlooking the renowned, coast of Woolacombe Bay.

While the park allows easy access to a selection of different beaches, Woolacombe Bay is a dog-friendly beach, made famous for its golden sands, water quality and stunning vistas.

It has even been voted Britain's Best Beach for two years running.

The Park is well-established and has an office onsite as well.

We have a wide range of luxury specification park homes that are finished to a very high standard both internally and externally and are ready to view in the park. Alternatively, you can pick your own design, style and layout to create the ideal living environment that suits your needs as we have a selection of plots in the park.

### About the Area:

Transport Links: A convenient bus stop just outside the park provides excellent transport links to the surrounding area.

Local Village: The charming village of Woolacombe is a short walk away, offering local amenities, pubs, restaurants, and leisure activities.

Historical Significance: Woolacombe is steeped in history, characterized by typical Edwardian and Victorian coastal resort architecture.

Local Amenities:

Pharmacy: 1.4 miles away

Local Bus Stop: Just 400 meters from the park

Barnstable: A mere 12 miles away

Woolacombe: Only 1.2 miles away

Convenient Shopping: A short walk from the park, a garage with a shop provides easy access to daily essentials.

Additional Details:

Site Fees: (At the time of listing, subject to annual review). Now £304.61

Tenure: Virtual Freehold - You purchase the physical property outright and lease the land it sits on in perpetuity. Note: These properties are not mortgageable. Please consult a solicitor for further information.

Council Tax Band: To be confirmed.

Important Notes:

Note: The information in this property listing is correct to the best of our knowledge. We recommend any potential purchaser is aware of all details including park rules and conditions before sale completion. We also recommend consulting the Mobile Homes Act 2013 for conditions of any future sale of this property.

[Offer Terms and Conditions](#)

Site fees apply

Minimum deposit required is £5000.00

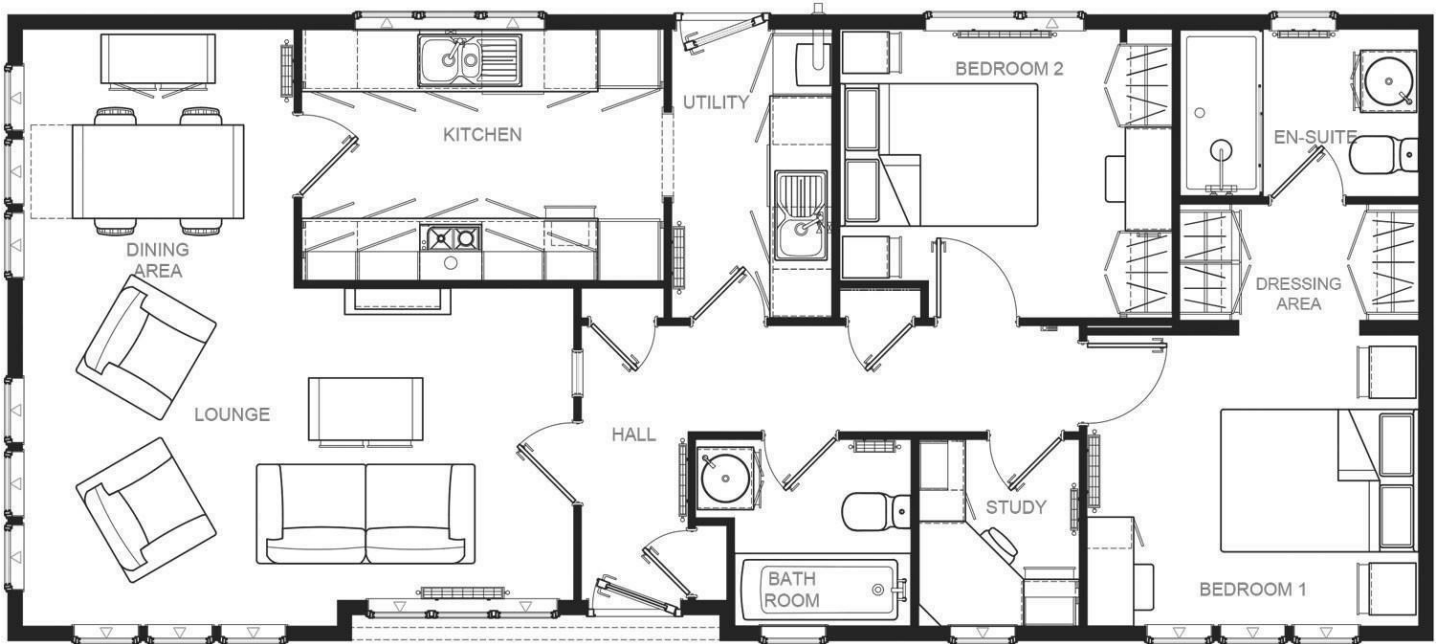
Park homes vary on location, manufacturer, model and availability.

Purchases are subject to Wyldecrest Parks' usual terms and conditions which can be provided upon request

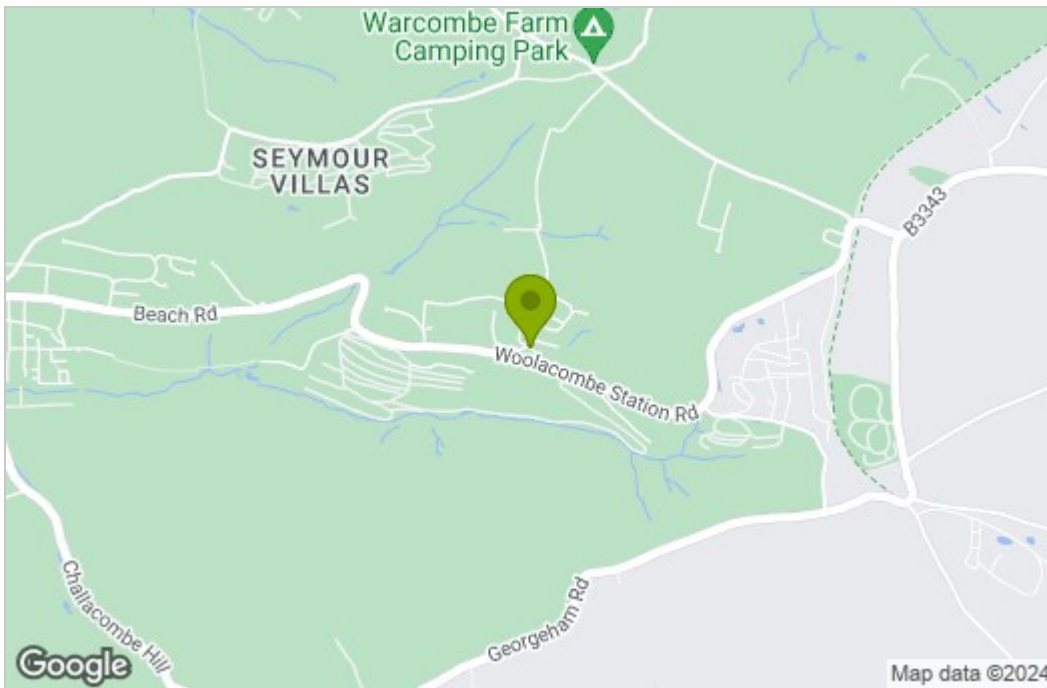
Pictures are for illustration purposes only

Wyldecrest Parks reserves the right to withdraw, suspend or amend this promotion and remove the adverts immediately if high demand can't be addressed accordingly

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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