

GROUND FLOOR



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Directions

From Barnstaple proceed on the A361 to Braunton. At the cross roads and traffic lights turn left signposted to Croyde and Saunton. Continue along this road, turning left just after the zebra crossing into First Field Lane. Carry on down this road and at the cricket ground on the right hand side, turn left into Hilton Park Homes and the property will then be found in the cul de sac, the first on your right.

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Call 01271 814114

or email braunton@phillipsland.com

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A Well Positioned 2 Bedroom Park Home

1 Hilton Park Homes, Braunton, EX33 1EW

Guide Price

£150,000

- 2 Double Bedrooms, 2 Bathrooms
- Well Positioned
- NO ONWARD CHAIN
- Garden Area & Parking
- Over 50's Only
- Walking Distance To The Village Centre
- Good Sized Living Room
- Excellent Retirement Home
- EPC: Exempt



Room list:

Entrance Hall

Plenty Of Storage Cupboards

Lounge

5.17 x 3.25 (16'11" x 10'7")

Kitchen/Diner

5.17 x 2.63 (16'11" x 8'7")

Utility Room

2.30 x 1.57 (7'6" x 5'1")

Bedroom 1

3.78 max x 2.88 max (12'4" max x 9'5" max)

Bedroom 1 Ensuite

1.99 x 1.49 (6'6" x 4'10")

Bedroom 2

3.41 x 2.88 (11'2" x 9'5")

Bathroom

1.99 x 1.68 (6'6" x 5'6")

Off Road Parking

Easy To Maintain Garden

A well-positioned two-bedroom park home situated within the popular Hilton Park development, exclusively for the over 50s. This welcoming residential community is conveniently located within easy walking distance of Braunton village centre and Tesco.

The property benefits from gas-fired radiator central heating and UPVC double glazing throughout. An entrance hallway with useful storage leads to a bright and spacious double-aspect living room, enjoying plenty of natural light. The kitchen/diner offers ample worktop and cupboard space, with room for a dining table and chairs. A practical utility room leads directly out to the rear garden.

There are two well-proportioned double bedrooms, both with built-in storage, with the main bedroom also benefiting from an en suite. A separate bathroom is fitted with a white three-piece suite.

Outside is a low-maintenance wrap-around garden, ideal for outdoor seating and potted plants, together with the added benefit of off-road parking. An attractive, easy-to-maintain home in a convenient location close to the heart of Braunton.

The property is situated on the ever popular Hilton Park Development and can be accessed by car via First Field Lane, which is opposite the Braunton Cricket Ground, or on foot as there is access via Hordon's Mill. It is therefore, very easy to the village centre, its amenities and the main Braunton Car Park.

Braunton is a large village, reputed to one of the largest in the country and so it offers an excellent range of amenities and close to hand is the medical centre. There are churches, public houses, restaurants and a good number of local shops and stores. A Tesco Superstore is to the edge of Braunton whilst the family run Cawthorne's Store is within a few minutes walk.

5 miles to west are the sandy beaches at Croyde and Saunton where there is the renowned golf club with its two 18 hole championship courses. There is a regular bus service which also connects to Barnstaple, the regional centre of north Devon. This is approximately 5 miles away and offers a wider range of amenities and good social and leisure facilities. There is a brand new leisure centre, Tarka Tennis Centre, ten pin bowling, cinema and The Queen's Theatre.

To the centre is covered shopping at Green Lanes and out of town shopping at Roundswell where there is a good choice of superstores. There is access onto The North Devon Link Road which connects to M5 Motorway at junction 27. The Tarka rail line connects to Exeter and this picks up the direct route to London Paddington.

Services

Mains electric & gas. Water & drainage included within the ground rent

Council Tax band

A

EPC Rating

Park Home Exempt

Tenure

Leasehold - Speak to agent for details. Ground Rent is believed to be £256pcm

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Braunton branch on 01271 814114

