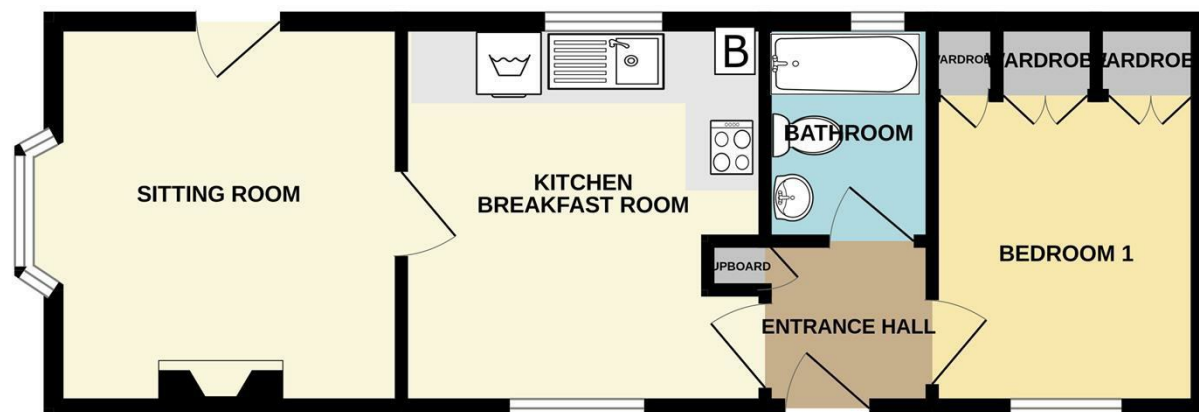


GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



DUNE VIEW PARK HOME 4

TOTAL FLOOR AREA: 390 sq.ft. (36.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Very Well Presented Park Home 'Viewing Essential'

4 Dune View Park Home, Branton, North Devon, EX33 1BX

Guide Price

£120,000

- Superbly Presented Park Home
- Well Fitted Kitchen
- Low Maintenance Gardens
- Very Well Presented Throughout
- Modern Bathroom
- Off Road Parking
- Pleasant Sitting Room
- Bedroom With Fitted Wardrobes
- Viewing Essential

Directions

From Barnstaple proceed along the A361 to Branton. Continue to the centre of the village turn left sign posted to Croyde and Saunton. Continue along this road out onto the Saunton road and then turn right into Dune View road. Continue to the very top and go proceed over Homer road into Dune View Park Homes. Upon entering bear slightly left and proceed ahead where the property is found to be the second on the right hand side.

**Looking to sell? Let us
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for free!**

Call 01271 814114

or email branton@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Room list:

Entrance Hall
1.45m x 1.09m (4'9 x 3'7)

Kitchen Diner
3.51m x 3.28m (11'6 x 10'9)

Sitting Room
3.51m x 3.15m (11'6 x 10'4)

Bathroom
1.98m x 1.50m (6'6 x 4'11)

Bedroom 1
2.90m x 2.44m (9'6 x 8'0)

Superbly Presented

Deceptively Spacious

Viewing Essential

Overview

This is an excellent opportunity to acquire this extremely well presented 1 bedroom Park Home for occupiers of 50 years of age and over. This particular model is a Tingdene 2003 'Haydon Classic' and measures 34 x 12 and offers deceptively spacious accommodation. The property benefits from PVC double glazing and LPG gas fired radiator central heating. This splendid property stands on an easy to maintain plot which is sure to appeal to those buyers looking for a home which offers peace, tranquillity away from the hub bub but still within easy access to the village centre.

We thoroughly recommend a full internal inspection to appreciate the property with it's well planned accommodation and is superbly presented throughout. Briefly the accommodation comprises steps lead up to the entrance door leading into the entrance hall serving all rooms and has a useful storgae cupboard. The well fitted kitchen diner has been finished with white shaker style door fronted units and has an assortment of base and wall units with black working surfaces and inset single bowl sink unit. There is a gas hob and oven below, Hotpoint washing machine is included within the sale. There is also space for a free standing fridge and freezer. A corner cupboard houses the Vailaint LPG gas boiler feeding central heating system and is approximately 5 years old. The sitting room enjoys distant views to the West side looking towards the Braunton Burrows and beyond. There is an electric fire providing a pleasant focal point to the room with attractive surround and tiled hearth. There is a door that provides access to the rear garden that enjoys a good degree of sunshine and privacy. There is a well appointed modern bathroom, with bath with shower mixer fed from the mains, wash basin and WC. Furthermore from the entrance hall there is access to the bedroom having the advantage of fitted wardrobes.

There is the advantage of having off road parking located to the side of the property having been laid with paving with easy easy maintenance in mind. There is ample space for garden furniture and a dining set which will enjoy a good degree of sunshine throughout the day. The garden wraps around to the higher side once again has been laid with paving that requires the minimum of upkeep and fuss, steps rise up leading back into the sitting room.

In all this is a very well presented property which can be occupied with minimum of expense. Dogs are accepted but must be quiet, well behaved and kept on lead at all times.

Services

LPG gas heating.

Electric & water paid quarterly. Mains drainage.

Council Tax

Band: A

Charges & Fees

£165 PCM

EPC Rating

Exempt

Tenure

Leasehold

Viewings

By appointment only.
Call us on (01271)
814114

