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GROUND FLOOR
744 sq.ft. (69.2 sq.m.) approx.

9 HILTON PARK, BRAUNTON

TOTAL FLOOR AREA : 744 sq.ft. (69.2 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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Well Presented Park Home with No Onward Chain

9 Hilton Park Homes, Braunton, EX33 1EW

Guide Price
£150,000

- 2 Double Bedrooms
- Gas Central Heating
- Garden Area & Parking
- Open Plan Lounge Diner
- Fully Double Glazed
- NO ONWARD CHAIN
- Spacious Kitchen / Utility
- Excellent Retirement Home
- Over 50's Only

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 property is found at the very bottom on the left hand side.

Looking to sell? Let us value your property for free!
Call 01271 814114
or email braunton@phillipsland.com

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Overview

Situated within the sought after 'Hilton Park' retirement development is this detached 2 bedroom Park Home for purchasers of 50 years of age and over. This makes this a very quiet and tranquil location being a cul de sac with similar style properties and is available with no onward chain.

The property has the benefit of gas fired radiator central heating and UPVc double glazing. The rooms flow well and offers deceptively spacious accommodation. Briefly comprising, storm porch leading to the entrance door and into the entrance hall with useful large storage cupboard. The sitting room has a pleasant dual aspect and enjoys a modern open plan configuration opening into the dining room with patio doors that lead out to the side of the property. The inner hall provides access to the utility area with space and plumbing for washing machine and further appliance, there is useful side access leading out into the side garden, The kitchen has a comprehensive range of base and wall units, there are ample working surfaces with inset sink unit along with space for fridge freezer. There is an electric hob with extraction canopy along with oven below, The principle bedroom has an en suite shower room along with the benefit of a walk in wardrobe. Whilst the second bedroom is a good double and has fitted furniture. The 3 piece bathroom has a white suite comprising of a bath WC & wash basin.

The Park Home is situated within a convenient position being the first property as you enter Hilton Park from the lower end accessible from the footpath near Hordens Bridge. There is the benefit of a useful off road parking space. There is a garden area wraps around the property and provides an ideal opportunity to stamp ones own mark upon.

The park is a quiet area arranged around a gently sloping, single road which serves all the Park Homes. There is vehicular access from First Field Lane, opposite the Cricket Ground, ideal for the cricket enthusiast. There is pedestrian access to the bottom of Hilton Park where there a gate to Hordens Bridge, over the river Caen. This is a convenient pedestrian route which takes you to the village centre and it's amenities.

Situation

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.

Room list:

Storm Porch
1.19m x 0.43m (3'11 x 1'5)

Entrance Porch
1.42m x 1.24m (4'8 x 4'1)

Store Cupboard
1.24m x 1.07m (4'1 x 3'6)

Sitting Room
4.62m max x 4.60m (15'2 max x 15'1)

Dining Area
2.87m x 2.18m (9'5 x 7'2)

Inner Hall
3.30m x 0.89m (10'10 x 2'11)

Kitchen
2.95m max x 2.87m (9'8 max x 9'5)

Utility Room
2.06m x 1.57m approx (6'9 x 5'2 approx)

Bathroom
2.06m x 1.68m (6'9 x 5'6)

Bedroom 1
3.58m x 2.87m (11'9 x 9'5)

Shower Room
1.50m x 1.50m (4'11 x 4'11)

Walk In Wardrobe
1.50m x 1.32m (4'11 x 4'4)

Bedroom 2
2.92m x 2.64m (9'7 x 8'8)

Services

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

Ground Rent

From 1st July 2026
£298.16 PCM

Council Tax

Band A

EPC Rating

Exempt

Tenure

Essentially freehold. Please speak to agent.

Viewings

Please call the Braunton office on (01271) 814114