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GROUND FLOOR



27 DUNE VIEW PARK HOME

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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Directions

From Barnstaple proceed along the A361 to Braunton. 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 at the junction with Homer Homer road proceed directly ahead into Dune View Park Home. Upon entering the park continue straight ahead following the one way system which takes you up and around the site, proceed to the top and come back down the road where number 27 is found on your right hand side.

Looking to sell? Let us value your property for free!

Call 01271 814114

or email braunton@phillipsland.com

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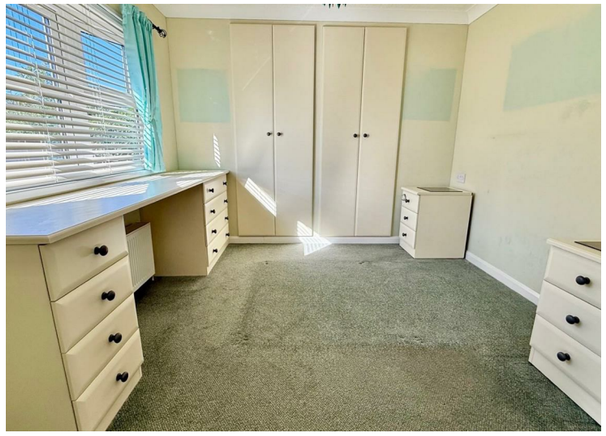
A Very Well Presented 2 Bedroom Park Home

27 Dune View Mobile Home Park, Braunton, EX33 1BX

Guide Price

£169,950

- An Ideal Retirement Park Home
- UPVc D/G, Calor Gas Heating
- Viewing Essential
- Over 50's & Above
- NO ONWARD CHAIN
- Dual Aspect Living Room
- Very Easy To Maintain Home
- Off Road Parking
- 2 Bedrooms, 1 Bathroom & Ensuite





Overview

Welcome to Dune View Park Homes – a charming and well-positioned 2 bedroom retirement property, perfectly suited for those seeking comfort, convenience, and community living within this ever-popular over 50's development. Set within a peaceful setting and surrounded by similar style homes, this property offers an easy-to-manage lifestyle without compromising on space or practicality. This particular make and model is a Wessex 'Dorset' 40' x 20' manufactured in 2007 offers particularly spacious and comfortable accommodation.

As you step inside, you are greeted by a welcoming hallway that leads you into the heart of the home. To the right, a generously sized dining room provides an excellent space for entertaining or enjoying family meals, seamlessly flowing into a bright and airy double-aspect living room. This spacious lounge is flooded with natural light throughout the day, creating a warm and inviting atmosphere.

The well-equipped kitchen offers ample worktop and cupboard space, complete with integral oven, dishwasher and fridge, making it ideal for those who enjoy cooking. A practical utility room provides additional storage and convenient access to the rear garden. Both bedrooms are well-proportioned doubles, each with built-in wardrobes for excellent storage. The master bedroom further benefits from its own ensuite shower room, while the main bathroom comprises a modern three-piece suite with part tiling above the bath.

Outside, the property features a low-maintenance garden that requires the minimum of upkeep and fuss, designed with a combination of paved areas and stone chippings – perfect for enjoying the outdoors without the upkeep of a larger plot.

This home combines practicality, comfort, and a welcoming community setting, making it an ideal choice for those looking to enjoy a relaxed lifestyle in their retirement years.

Services

Calor gas heating.
Electric & water paid quarterly.
Mains Drainage.

Council Tax

Band: A

EPC Rating

TBC

Charges & Fees

£224.00 PCM.
Inc Ground Rent

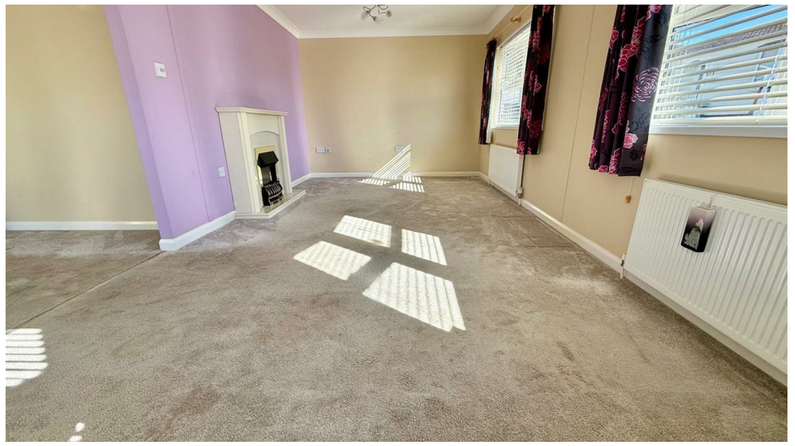
Tenure

Freehold

Viewings

By appoointment only. Call us on 01271 814114





Outside

The property occupies a good position on this favoured Park Home development which forms part of Saunton Park being is to the west side of Braunton. Therefore, it offers easy access to the sandy beaches of Croyde and Saunton approximately 3 & 5 miles to the west. Saunton also has the renowned golf club with its two championship golf courses; ideal for the keen golfer. The village of Braunton is considered one of the largest in the country and caters well for its inhabitants with a medical centre, library, churches and excellent range of local shops, coffee house and stores. There is a Tesco super store and the family run Cawthorne's store to the village centre. Furthermore, the Pixie Dell Stores is nearby and ideal for those small necessities.

A regular bus service connects to Barnstaple. This is the regional centre of north Devon and is approximately 5 miles to the south east. Here there are a wider range of amenities including The Queens Theatre, a cinema, a brand new leisure centre and Tarka Tennis Centre. There is good covered town centre shopping at Green Lanes and out of town shopping at Roundswell. Here there is a good choice of superstores. There is access onto The North Devon link road which provides a convenient route to the M5 motorway at junction 27. The Tarka Rail Line connects to Exeter and this then has a direct route to London Paddington.

Room list:

Entrance Hall
3.66m x 3.38m (12'0 x 11'1)

Dining Room
3.00m x 2.49m (9'10 x 8'2)

Sitting Room
5.89m x 2.97m (19'4 x 9'9)

Kitchen
2.84m x 2.64m (9'4 x 8'8)

Utility / Rear Lobby
2.03m x 1.80m (6'8 x 5'11)

Bedroom 1
3.15m x 2.87m (10'4 x 9'5)

En Suite
2.29m x 1.22m (7'6 x 4'0)

Bedroom 2
2.90m x 2.64m (9'6 x 8'8)

Bathroom
2.03m x 1.68m (6'8 x 5'6)

Well Presented Home

Viewing Essential

No Onward Chain

