



## Well Presented 2 Bedroom Park Home 'Fine View'

Guide Price

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

**£177,000**

- Well Presented Park Home
- Modern & Stylish Kitchen
- Parking For 2 Vehicles
- 2 Bedrooms
- Shower Room
- Wrap Around Garden
- Spacious Lounge Diner
- Pleasant Position With Views
- Viewing Essential

## 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 bear off to your right and follow the road up and around where number 50 will be found at the top of the cul de sac facing you.

**Looking to sell? Request  
a free sales valuation  
for your property.**

Call 01271 814114

or email [braunton@phillipsland.com](mailto:braunton@phillipsland.com)

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- Room list:**
- Entrance Porch**  
1.32m x 1.14m (4'4 x 3'9)
  - Store Cupboard**
  - Entrance Hall**  
3.84m x 2.62m (12'7 x 8'7)
  - Lounge Diner**  
5.84m x 5.82m (19'2 x 19'1)
  - Kitchen**  
3.81m x 2.46m (12'6 x 8'1)
  - Side Lobby**  
1.60m x 0.89m (5'3 x 2'11)
  - Bedroom 1**  
3.66m x 2.74m (12'0 x 9'0)
  - Bedroom 2**  
2.90m x 2.21m (9'6 x 7'3)
  - Shower Room**  
2.62m x 1.68m (8'7 x 5'6)

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 dwelling offers particularly spacious and comfortable accommodation measuring 36 x 24 and stands within an elevated position that enjoys far reaching views that overlooks neighbouring properties and beyond towards the Braunton Burrows biosphere. The property has been subject to numerous improvements over the years to include a modernised kitchen along with re rendering to the exterior in 2018 and has the remainder of a 25 year warranty.

The property is accessible from the side with the entrance door leading into the entrance porch along with a useful storage cupboard, an inner door leads into the entrance hall serving all rooms. Located on your left is a most spacious 19' x 19' 'L shape dual aspect lounge diner. This bright and spacious room enjoys sunny South facing aspect with a pleasant outlook. The kitchen is found to be very well fitted and has a wide assortment of base and wall units finished with high gloss cream fronted units along with ample working surfaces. There is a single bowl sink unit along with inset electric hob with extraction canopy and eye level oven. There is access to the side that leads to a side lobby and provides access to the garden. From the entrance hall there is access to both bedrooms, bedroom 1 having built in wardrobes and each bedroom over looks the rear garden. Furthermore, the well fitted shower room comprises of a shower enclosure, WC along with a wash hand basin set into vanity unit.

Outside there is the advantage of tandem parking for two vehicles on a part tarmacadam and stone chipping driveway. The property is accessible on all sides with a well established flower border located to the front stocked with a wide variety of plants and shrubs. To the rear is a raised garden with timber shed and further flower border once again found to be well stocked along with an established 'Mimosa' tree providing a fine focal point. This area of the garden enjoys a high degree of seclusion and privacy. There is a further brick built store ideal for storing those essentials. Located to the side is a private seating area that provides the perfect place to relax and unwind.

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.

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.

## Services

- Calor gas heating.
- Electric & water paid quarterly.
- Mains drainage.

## Council Tax

Band A

## Charges & Fees

- £233.33 PCM
- For a full ground rent

## Viewings

- By appointment only.
- Please call us on (01271) 814114

