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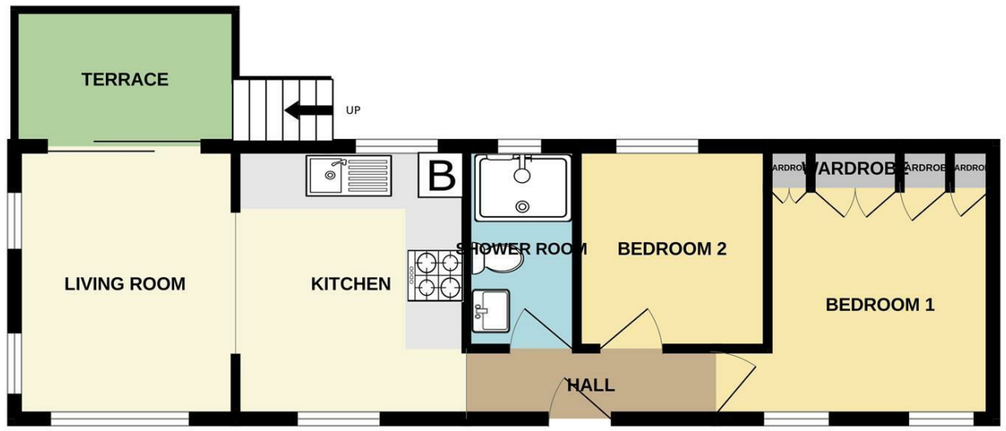
GROUND FLOOR



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

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

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Immaculate 2 Bedroom Park Home

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

Guide Price
£149,500

- Immaculate Retirement Park Home
- UPVc D/G, Calor Gas Heating
- 2 Bedrooms & Shower Room
- For The Over 50's
- Kitchen With Some Appliances
- Off Road Parking
- Very Easy To Maintain Home
- Double Aspect Living Room
- NO CHAIN

We are delighted to present this immaculate Park Home, offering comfort, security and easy, low-maintenance living. Set within a peaceful development exclusively for residents aged 50 and over, this lovely home can be occupied immediately, with simple agreements to be signed.

Inside, the entrance hall provides access to all rooms. The accommodation includes two well-proportioned bedrooms, with the main bedroom featuring built-in wardrobes. The modern shower room benefits from a heated towel rail and easy-clean aqua panelling over the shower.

The well-equipped kitchen includes a built-in oven, gas hob, fridge-freezer and ample worktop space, with room for a small dining table and chairs. The bright, double-aspect living room enjoys sliding doors that open onto a sunny south-facing terrace, perfect for relaxing outdoors.

Outside, the property benefits from an attractive, low-maintenance red brick surround and off-road parking for one car.

Services

Calor gas heating.
Electric & water paid quarterly.
SWW direct for drainage

Council Tax band

A

EPC Rating

Exempt - Park Home

Tenure

Leasehold
The monthly ground rent this is currently £186.49

Entrance Hall

Kitchen/Breakfast Room
3.35 x 2.84 (10'11" x 9'3")

Living Room
3.35 x 2.72 (10'11" x 8'11")

Sun Terrace

Bedroom 1
3.31 max x 2.78 (10'10" max x 9'1")

Bedroom 2
2.35 x 2.33 (7'8" x 7'7")

Shower Room
2.37 x 1.36 (7'9" x 4'5")

Off Road Parking

Easy To Maintain Garden

Over 50's Development

NO ONWARD CHAIN

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.