

GROUND FLOOR



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A Ideal 2 Bedroom Retirement Home

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

Asking Price

£155,000

- 2 Bedroom Park Home
- UPVc D/G, Calor Gas Heating
- Cul-De-Sac Position
- For Over 50's
- Ideal Retirement Home
- Wrap Around Garden
- Double Aspect Living Room
- Off Road Parking
- Viewing Essential

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Welcome to 8 Dune View Park Home. Located within the ever-popular and highly convenient Dune View Park, this easy to run retirement property benefits from uPVC double glazing and Calor gas central heating, providing comfort and efficiency throughout the year.

Set on a generous plot, this home enjoys the advantage of off-road parking along with a delightful wraparound garden, perfect for relaxing and enjoying the sunshine from morning through to the evening.

Inside, you are welcomed by a bright and spacious double-aspect living room that allows plenty of natural light to flood in. There is a good view towards The Great Field and Branton Burrows. Leading through to the kitchen, you will find a well-proportioned room fitted with ample worktop and cupboard space, as well as room for a dining table and chairs, all while enjoying a pleasant outlook onto the rear garden. The property further offers two well-sized double bedrooms, both with built-in wardrobes for convenience. The bathroom comprises a modern three-piece suite with tiling over the bath and shower.

Outside, the rear garden provides a secure enclosed space, deal for those with a pet, while the wraparound layout offers a lovely mix of seating areas to enjoy throughout the day. There is a raised decked area, patio and raised flower beds.

We highly recommend arranging a viewing to fully appreciate the space, light, and setting that this comfortable home has to offer.

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 Branton. 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 Branton 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**
- Living Room**
5.24 x 3.30 (17'2" x 10'9")
- Kitchen/Dining Room**
5.22 x 2.59 (17'1" x 8'5")
- Bedroom 1**
3.38 x 2.96 (11'1" x 9'8")
- Bedroom 2**
2.91 x 2.56 (9'6" x 8'4")
- Bathroom**
2.05 x 1.70 (6'8" x 5'6")
- Over 50's**
- An Ideal Retirement Home**

Services
223.43 per month Ground Rent.
Water electric quarterly. SWW
directly for Sewage.
Council Tax band
A

EPC Rating
Exempt

Tenure
Leasehold

Viewings
Strictly by appointment with the
Phillips, Smith & Dunn Branton
branch on
01271 814114

