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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 go over Homer road into Dune View Park Homes. If you take a left and number 8 will be found at the top right hand side.

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

Call 01271 814114

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

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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



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 Braunton 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, ideal 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.

## 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 Braunton  
branch on  
01271 814114

