



35 DUNEVIEW PARK HOME

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## 2 Bed Park Home 'No Onward Chain'

35 Dune View Mobile Home Park, Braunton, Devon, EX33 1BX

Guide Price

**£115,000**

- 2 Bedroom Park Home
- Shower Room
- Gardens & Parking
- Well Respected Site
- Sun Room
- 'No Onward Chain'
- Spacious Accommodation
- 18' Lounge Diner
- EPC: Band TBC

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## Room list:

**Entrance Hall**  
2.31m x 0.97m (7'7 x 3'2)

**Kitchen**  
3.30m x 2.69m (10'10 x 8'10)

**Bedroom 1**  
2.72m x 2.69m (8'11 x 8'10)

**Bedroom 2**  
2.69m x 1.96m (8'10 x 6'5)

**Lounge Diner**  
2.44m x 3.02m (8'0 x 9'11)

**Shower Room**  
2.21m x 1.40m (7'3 x 4'7)

**Sun Room**  
2.29m x 2.26m (7'6 x 7'5)

**No Onward Chain**

**Pleasant Position**

**Must Be Viewed**

## Overview

Phillips Smith & Dunn are delighted to offer the market this 2 bedroom detached park home presented in good order both inside and out. Dune View Park is a well respected development for residents of 55's years of age and over and is located within a convenient position in the village. The property provides deceptively spacious and comfortable accommodation. Having the benefit of PVC double glazing and LPG gas fired radiator central heating, Therefore is considered an easy to run home and is sure to appeal to those buyers looking for a property which offers peace and tranquillity within easy access to the village centre.

We thoroughly recommend a full internal inspection to appreciate this splendid property. Briefly the internal accommodation comprises entrance hall with door leading through to the kitchen, There are base and wall units finished with duck egg blue door fronted units along with rolled top working surfaces and inset sink unit. There is space for under counter washing machine, dish washer and space for a freestanding fridge freezer. Both bedrooms are accessible from the kitchen with bedroom 1 having the benefit of a fitted wardrobe. The shower room comprises of a white modern suite to include shower enclosure with aqua panelling, full pedestal wash basin and WC. The dual aspect 18' lounge diner is a well proportioned room providing space for a dining set and has french doors that lead out onto a small sun deck that enjoys a good degree of privacy. Furthermore, there is the advantage of a sun room located to the rear, This fine addition provides a great extra bit of space ideal to relax and unwind, this enjoys a good degree of privacy and sunshine until late into the evening. There is direct access leading into the garden found to be stocked with many mature plants and shrubs. There is off road parking to the side for 2 vehicles. The garden is accessible on all sides with a greenhouse and timber shed located on the South side.

We strongly recommend a full internal inspection to appreciate the size and nature of this property as these are, in all respects, ideal retirement homes. This park home is in good order throughout and is sure to appeal to those persons seeking something different in a quiet location.

## Services

Electric & water  
read quarterly, billed direct  
from site owner.

Mains water & drainage.

Note: Gas LPG

## Council Tax

Band A

## EPC Rating

Exempt

## Tenure

Leasehold.

£1,086.49 PA  
maintenance  
charge.

## Viewings

Call the Braunton  
office on (01271)  
814114



## Situation

The property occupies a pleasant tucked away position on this favoured Park Home development with similar style properties. The development forms part of Saunton Park which itself is to the West side of Braunton and offers easy access to the sandy beaches of Croyde and Saunton approximately 5 miles to the West.

Here there is also the renowned golf club at Saunton with its two championship golf courses. The village of Braunton is considered one of the largest in the country and caters well for its inhabitants with a medical centre, churches and excellent range of local shops and stores and of course a regular bus service to Barnstaple, the regional centre of North Devon approximately 5 miles to the South East. Here there are a wider range of amenities including the Queens Theatre, cinema and leisure centre. There is access onto the North Devon link road which provides a convenient route to the M5 motorway.