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GROUND FLOOR



37 DUNE VIEW PARK HOME

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Directions

From Barnstaple proceed along the A361 to Braunton. Continue to the centre of the village and at the cross roads and traffic lights turn left sign posted to Croyde and Saunton. Carry along this road passing the White Lion public house on the right hand side and then take the fourth turning on the right hand side into Dune View Road. Carrying on to the top of the road and then proceed over the cross roads into Dune View Park Home. Follow the one way system up and around following the road back down where number 37 is located in a tucked away position in the bottom right hand corner.

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

Call 01271 814114

or email braunton@phillipsland.com

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Superbly Presented 1 Bedroom Park Home

37 Dune View Park Homes, Braunton, EX33 1BX

Guide Price

£140,000

- Splendid 1 Bed Park Home
- Newly Fitted Kitchen
- Pleasant Garden, Outbuilding & Parking
- Recently Refurbished Throughout
- Shower Room
- Viewing Essential
- Well Presented Accomodation
- Bedroom & Conservatory
- Double Glazed & LPG Gas C/H





Overview

Phillips Smith & Dunn are delighted to offer this most impressive 1 bedroom detached park home presented in exceptional order both inside and out. Dune View Park is a well respected development for residents of 55's years and over and is located within a convenient position in the village.

This particular property has been subject to numerous improvements and modernisation which now provides deceptively spacious and comfortable accommodation. There is the benefit of PVC double glazing and LPG gas fired radiator central heating. The property has an attractive dove grey cladded exterior providing a pleasing modern and contemporary look. This is, therefore, an easy to run home which is sure to appeal to those buyers looking for a property offering peace and tranquillity within easy access to the village centre.

We thoroughly recommend a full internal inspection to appreciate this splendid property having been loved and cared for by the current owner occupier. Briefly, the internal accommodation comprises an entrance hall with built in cupboards, space for fridge freezer along with work tops with space and plumbing below for a washing machine. The triple aspect, open plan lounge, kitchen, diner is a most impressive room and has a sliding door that leads out into the enclosed garden. The newly fitted shaker style kitchen has been well fitted and has an assortment of base and wall units and ample working surfaces which doubles up as a breakfast bar. A cupboard houses the LPG gas boiler feeding central heating system. This lovely kitchen has utilised the space well, having corner carousel base units, fitted cooker and an integral dishwasher. The shower room comprises a modern white suite with a large walk in shower enclosure, WC & wash basin. The bedroom is accessible from the hall and is a good size double room which will accommodate a double bed along with space for wardrobes and vanity table. There is also access that leads into the newly fitted conservatory. This fine addition provides a great extra bit of space ideal to sit and enjoy a morning coffee and is currently used as a hobbies/ craft room with a further means of access to the garden with a parking space.

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 excellent order throughout and is sure to appeal to those persons seeking something different in a quiet location.

Services

Mains water,electric & drainage, LPG gas

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

Council Tax Band

Band: A

EPC Rating

Exempt

Tenure

Ground Rent: 165.07 PCM

Agents Note

Historic photographs have been used for advertising purposes.





Garden & Situation

The property occupies an easily maintainable plot with attractive gardens which enjoys a good degree of privacy and has newly replaced fencing to the majority. There is off road parking located to the front with access via a timber gate that leads to a level garden and to the side entrance porch. There is a good size outbuilding measuring 7'4 x 6'4 with power and light connected, perfect for storing all those essentials along with an additional timber summer house measuring 7'11 x 5'9 located to one corner. Furthermore, there is a crawl beneath the park home providing all important extra storage. There is access behind the rear of the conservatory that leads to the larger garden on the higher side. This attractive garden has been laid with paving with easy maintenance in mind, being fully enclosed therefore pet friendly. secure garden gate that leads back to the front.

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.



Room list:

Entrance Porch
3.35m x 1.22m (11'0 x 4'0)

Lounge Area
3.66m 0.00m 2.92m (12'0 0 9'7)

Kitchen Area
2.92m x 2.08m approx (9'7 x 6'10 approx)

Shower Room
1.83m x 1.24m (6'0 x 4'1)

Bedroom 1
3.28m x 2.90m (10'9 x 9'6)

Conservatory
2.84m x 1.70m (9'4 x 5'7)

Summer House
2.41m x 1.75m (7'11 x 5'9)

Outbuilding
2.24m x 1.93m (7'4 x 6'4)

Parking Space

Beautiful Retirement Home

Convenient Location

Viewing Essential