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GROUND FLOOR









A Superbly Presented 2 Bedroom Home 'No Onward Chain'

Dune View Park Home, 41 Dune View Road, Braunton, North Devon, EX33 1BX

£165,000

Guide Price

- Superbly Presented Home
- 'No Onward Chain'
- Stylish Kitchen
- Modern Shower Room
- Low Maintenance Home
- Two Double Bedrooms
- Off Road Parking
- Open Plan Configuration
- Viewing Essential

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 41 is located on your left hand side.

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Overview

This is an excellent opportunity to acquire an exceptionally well-presented, two-bedroom park home, exclusively for residents aged 50 years and over. This particular model is manufactured by Tingdene, dating from circa 2021, and offers deceptively spacious and well-planned accommodation throughout. The property benefits from PVC double glazing and LPG gas-fired radiator central heating.

This delightful home occupies an easily maintained plot and is sure to appeal to buyers seeking a peaceful and tranquil setting, away from the hustle and bustle of everyday life, yet still within easy reach of the village centre and its amenities.

An internal viewing is thoroughly recommended to fully appreciate the generous accommodation, excellent presentation and overall quality of this splendid home. Briefly, the accommodation comprises entrance door leading into the impressive open plan lounge kitchen and diner. This triple aspect bright and spacious room allows plenty of natural light to flood in and enjoys a pleasant semi rural outlook looking up to nearby pastureland. The shaker style kitchen is found to be well fitted and has a wide assortment of base and wall units with working surfaces to include a gas hob and electric oven below. There are further integral appliances to include a fridge freezer, tumble drier and washing machine. There is useful side access leading to the garden and store. The inner hall has a useful store cupboard and provides access to the bedrooms and shower room. There are two double bedrooms each having the advantage of a built in open wardrobe. The modern shower room comprises of a shower enclosure, WC and wash basin with matching slate topped cabinets.

In all this is a very well presented property which can be occupied with minimum of expense. Dogs are accepted but must be quiet, well behaved and kept on lead at all times.



Outside & Situation

There is the advantage of having off road parking located to the side of the property having been laid with brick paving with easy maintenance in mind. There is space for garden furniture and a dining set which will enjoy a good degree of sunshine throughout the day. There is accesses on both sides and once again has been laid with paving that requires the minimum of upkeep and fuss, There is also the benefit of a useful storage cupboard.

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.

Room list:

Lounge Kitchen & Diner
6.50m x 4.34m (21'4 x 14'3)

Inner Hall
1.85m x 0.94m (6'1 x 3'1)

Bedroom 1
3.12m x 2.84m (10'3 x 9'4)

Bedroom 2
3.15m x 2.39m max (10'4 x 7'10 max)

Shower Room
2.18m x 1.78m (7'2 x 5'10)

Outside Store
2.21m x 1.73m (7'3 x 5'8)

Superbly Presented

Easy To Maintain

Deceptively Spacious

Viewing Essential

Services
LPG Gas heating

Council Tax
Band: A

EPC Rating
Exempt

Ground Rent
£196 PCM

Utilities
Water & electric are read quarterly. Bill apportioned and paid direct to site owner.



