

GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA: 684 sq.ft. (63.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2 Bedroom Park Home For The Over 50's
6 Hilton Park Homes, Braunton, EX33 1EW

Asking Price

£135,000

- 2 Bedrooms, 2 Bathrooms
- L Shaped Living Room / Diner
- Nicely Fitted Kitchen
- White 3 Piece Bathroom
- Gas Heating, UPVc D/G
- Excellent Retirement Home
- Garden Area & Parking
- NO ONWARD CHAIN
- Over 50's Only

Directions

From Barnstaple proceed on the A361 to Braunton. At the cross roads and traffic lights turn left signposted to Croyde and Saunton. Continue along this road, turning left just after the zebra crossing into First Field Lane. Carry on down this road and at the cricket ground on the right hand side, turn left into Hilton Park Homes and the property will then be found in the cul de sac, halfway down on the right hand side.

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

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or email braunton@phillipsland.com

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Room list:

Porch & Hall

Lounge/ Dining Room

4.058 nrr 2.90 x 3.06 (13'3" nrr 9'6" x 10'0")

Kitchen

3.43 x 2.91 (11'3" x 9'6")

Bedroom 1

2.90 x 2.77 (9'6" x 9'1")

En Suite Shower Room

1.58 x 1.50 (5'2" x 4'11")

Bedroom 2

2.98 x 2.90 (9'9" x 9'6")

Bathroom

2 x 1.70 (6'6" x 5'6")

Off Road Parking Space

Easy To Keep Garden Area

Situated within the sought after 'Hilton Park' retirement development is this detached 2 bedroom Park Home for purchasers of 50 years of age and over. This makes this a very quiet and tranquil location being a cul de sac with similar style properties and is available with no onward chain.

The property has the benefit of gas fired radiator central heating and UPVc double glazing. The rooms flow well with a porch and entrance hall serving all the rooms. The good size L shaped living room/ dining room is double aspect with fireplace and surround to the living room and a serving hatch in the dining room from the kitchen. This is well fitted with a gas hob and electric oven, a good range of work surfaces and a door to the side. The main bedroom has an en suite shower room, whilst the second bedroom has a very useful walk in wardrobe. The 3 piece bathroom has a white suite.

The Park Home is on a level plot with a useful off road parking space. There is a garden area which requires some cultivation but should be ideal for a keen gardener to place their own mark on what is a blank canvass. Many of the gardens here offer a splendid show.

The park is a quiet area arranged around a gently sloping, single road which serves all the Park Homes. There is vehicular access from First Field Lane, opposite the Cricket Ground, ideal for the cricket enthusiast. There is pedestrian access to the bottom of Hilton Park where there a gate to Hordens Bridge, over the river Caen. This is a convenient pedestrian route which takes you to the village centre and it's amenities.

The property is situated on the ever popular Hilton Park Development and can be accessed by car via First Field Lane, which is opposite the Braunton Cricket Ground, or on foot as there is access via Hordon's Mill. It is therefore, very easy to the village centre, its amenities and the main Braunton Car Park.

Braunton is a large village, reputed to one of the largest in the country and so it offers an excellent range of amenities and close to hand is the medical centre. There are churches, public houses, restaurants and a good number of local shops and stores. A Tesco Superstore is to the edge of Braunton whilst the family run Cawthorne's Store is within a few minutes walk.

5 miles to west are the sandy beaches at Croyde and Saunton where there is the renowned golf club with its two 18 hole championship courses. There is a regular bus service which also connects to Barnstaple, the regional centre of north Devon. This is approximately 5 miles away and offers a wider range of amenities and good social and leisure facilities. There is a brand new leisure centre, Tarka Tennis Centre, ten pin bowling, cinema and The Queen's Theatre.

To the centre is covered shopping at Green Lanes and out of town shopping at Roundswell where there is a good choice of superstores. There is access onto The North Devon Link Road which connects to M5 Motorway at junction 27. The Tarka rail line connects to Exeter and this picks up the direct route to London Paddington.

Services

All Mains Connected

Council Tax band

A

EPC Rating

Tenure

Leasehold £300.69 PCM Inc.
Water And Drainage
Reviewed yearly on 1st July

Viewings

Strictly by appointment through
Phillips, Smith & Dunn Braunton
branch on
01271 814114

