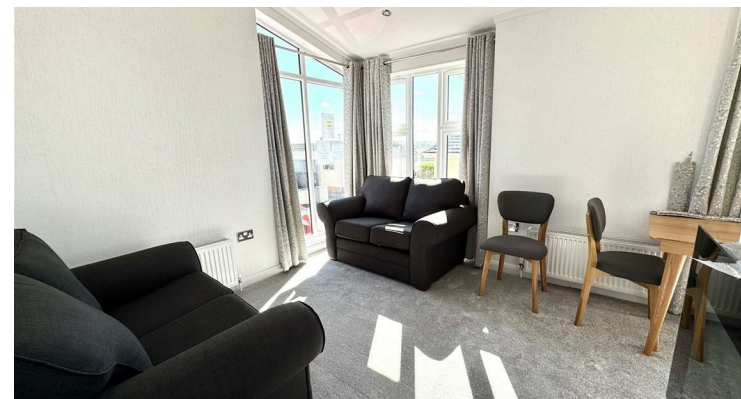


GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 395 sq.ft. (36.7 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 Bed Park home

26 Dune View Mobile Home Park, Branton, EX33 1BX

Asking Price

**£169,950**

- Brand New Retirement Park Home
- UPVc D/G, Calor Gas Heating
- 2 Bedrooms & Bathroom
- For The Over 50's
- Kitchen With Appliances
- Includes All Furniture & Effects
- Very Easy To Main Home
- Double Aspect Living Room
- NO CHAIN

## Directions

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

Call 01271 814114

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

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
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Room list:

Hall

**Living Room**  
3.15 x 2.95 (10'4" x 9'8")

**Kitchen**  
3.15 x 2.41 (10'4" x 7'10")

**Bedroom 1**  
2.54 to wardrobes x 2.49 (8'3" to wardrobes x 8'2")

**Bedroom 2**  
2.20 x 1.43 (7'2" x 4'8")

**Bathroom**  
2.22 x 1.97 (7'3" x 6'5")

**Bricked Off Road Parking Space**

**Bricked Garden Areas**

Overview

We are delighted to offer to the market this BRAND NEW Park Home. We stress that this HAS to be viewed as it offers, comfort, security, warmth and easy, convenient living. The site for those over 50 years of age only, so it is also a lovely, tranquil setting. This can be occupied immediately both legally and physically, as there are only agreements to be signed and the home comes fully furnished, if required.

The home looks after itself as there is UPVc double glazing, facias and water goods, painted elevations with some attractive cedral cladding. The rooms are bright and airy with the hall giving access to all other rooms. The living room is double aspect, with a vaulted ceiling and down lights. This opens to the kitchen which is well fitted and includes a fridge freezer, washer/dryer, hob and oven. The main bedroom is also double aspect and has built in wardrobes to one wall, bed and furniture.. Bedroom 2 also has a bed, furniture and wardrobe. The bathroom is very well appointed with a white suite.

The home sits on a very easy to look after plot which is laid to easy to look after and attractive red brick which surrounds the home. To the front is a pull in parking for 1 car.

Outside

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.

Services

Water, Electric & Drainage. Calor Gas Heating

Council Tax band

A

EPC Rating

Exempt

Tenure

Leasehold

Viewings

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

