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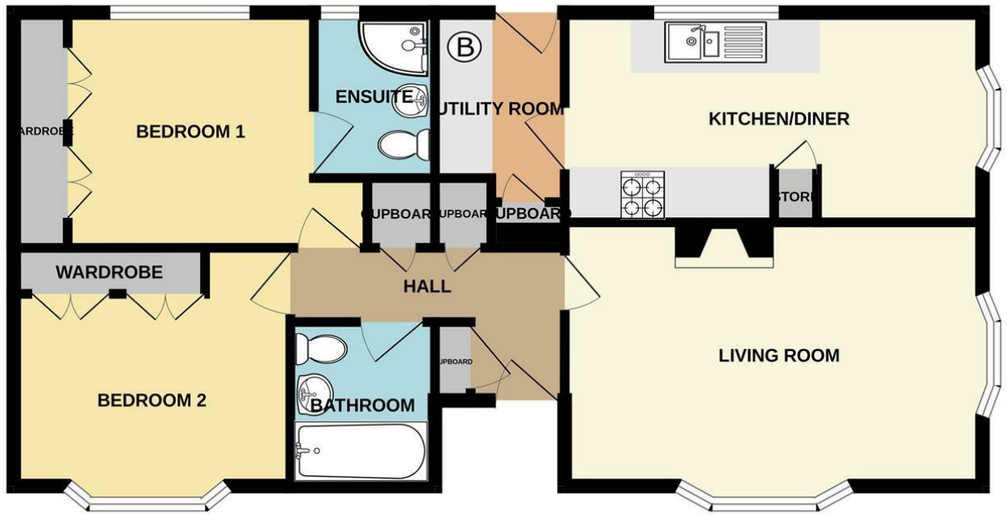
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GROUND FLOOR
735 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.2 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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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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A Good Size 2 Bedroom Park Home (Over 50's ONLY)

5 Hilton Park Homes, Braunton, EX33 1EW

Guide Price

£155,000

- 2 Bedrooms, 2 Bathrooms
- Garden Area & Parking
- Excellent Retirement Home
- Nicely Fitted Kitchen
- NO ONWARD CHAIN
- Walking Distance To The Village Centre
- Gas Heating, UPVc D/G
- Over 50's Only
- Good Sized Living Room









Welcome to 5 Hilton Park Home, a delightful detached two-bedroom property situated within a peaceful retirement development exclusively for residents aged 50 and over. Nestled in a quiet cul-de-sac surrounded by similar style homes, this park home offers a tranquil setting and is available with no onward chain.

The property benefits from gas-fired radiator central heating and UPVC double glazing throughout. Upon entering the hallway, you'll find three useful storage cupboards. To the right is a bright and spacious double-aspect living room, allowing plenty of natural light to flood in.

The kitchen/diner offers ample worktop and cupboard space, comfortably accommodating a dining table and chairs – perfect for everyday living or entertaining. Leading off the kitchen is a practical utility room with direct access to the rear garden.

To the other side of the home are two well-proportioned double bedrooms, both featuring built-in storage, with the main bedroom further enhanced by its own en suite. The main bathroom is fitted with a white three-piece suite.

Outside, the property enjoys a low-maintenance wrap-around garden, ideal for potted plants or outdoor seating, along with the added benefit of an off-road parking space.

Services

Mains Electric & Gas. Water & Drainage through site.

Council Tax band

A

EPC Rating

Park Home Exempt

Tenure

Freehold
1st July 2026 Service Charge is £253.08 per month to include water & drainage.





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.

Room list:

Living Room
5.16 x 3.25 (16'11" x 10'7")

Kitchen/Diner
5.17 x 2.62 (16'11" x 8'7")

Utility Room
2.0 x 1.58 (6'6" x 5'2")

Bedroom 1
4.41 max x 2.89 (14'5" max x 9'5")

Ensuite
2.0 x 1.49 (6'6" x 4'10")

Bedroom 2
3.41 max x 2.89 (11'2" max x 9'5")

Bathroom
2.0 x 1.70 (6'6" x 5'6")

Off Road Parking

Walking Distance To The Village

