



# turners



## 35 Dune View Mobile Home Park, Braunton, EX33 1BX

**£134,000**

Dune View is located on a popular over 55's residential park in Braunton, occupying quiet and tranquil setting. This detached two bedroom park home is located within a short walking distance of a convenience store. Just outside the park there are regular buses to neighbouring villages and towns. The property has an abundance of natural light running through it with views over the surrounding countryside and rolling hills. Sitting on a generous plot, the property has manicured gardens to the front, rear and side with a greenhouse and shed. To the side of the home there is a large driveway that can accommodate up to two vehicles.

Braunton is well known for its passionate community spirit and is rumoured to be the largest village in England with the famous stretch of Sands, Braunton Burrows. The bustling village offers an abundance of activities and eateries, all locally run. For a change of scenery Exmoor National Park offers breath-taking rolling countryside, perfect for avid walkers.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with the Australia's Golden Coast and Malibu in California.

### Living Room

Open and bright room with multiple windows offering plenty of natural light. This spacious living area would accommodate both a small dining table and settee perfect for family gatherings. Having French doors opening onto a raised seating area with views of the rolling North Devon hills.

### Kitchen

The deceptively spacious kitchen boasts numerous base units with space for appropriate white goods and a tall larder cupboard. The room leads into a small porch space ideal for wet coats and boots which continues to a conservatory overlooking the rear and side garden.

### Bedroom One

The biggest of the two bedrooms in this property. It offers space for a double bed with natural light streaming in from a large UPVC window, overlooking the rear gardens.

### Bedroom Two

Adjacent to the master bedroom is a single bedroom, with window and radiator.

### Bathroom

There is a good sized shower room fitted with a large walk in shower cubicle, porcelain basin, toilet. The bathroom has two fitted windows and vinyl flooring.

### Conservatory

Pleasant sunny room with sliding doors leading onto both the rear and side gardens.

### Outside

There is beautiful mature foliage at the front of the home and leading all the way around the property to a reasonably sized rear garden with patio area, greenhouse and shed. The gardens and colourful shrubbery offer a haven for butterflies and wildlife.

To the front of the property is a driveway with parking for up to two vehicles.

### Directions

From our office in Caen Street, head in a westerley direction towards Saunton along Caen Street becoming Saunton Road. Turn right into Dune View Road and follow that road all the way to the top and the entrance to Dune View Park will appear in front of you.

### Agents notes

We have been informed by the vendor that:

Electric, water and drainage are mains connected. The gas is Calor gas supply.

The ground rent for 2024/2025 is £182.33 per month.

The seller must pay the park 10% of any sale price on completion of a sale.

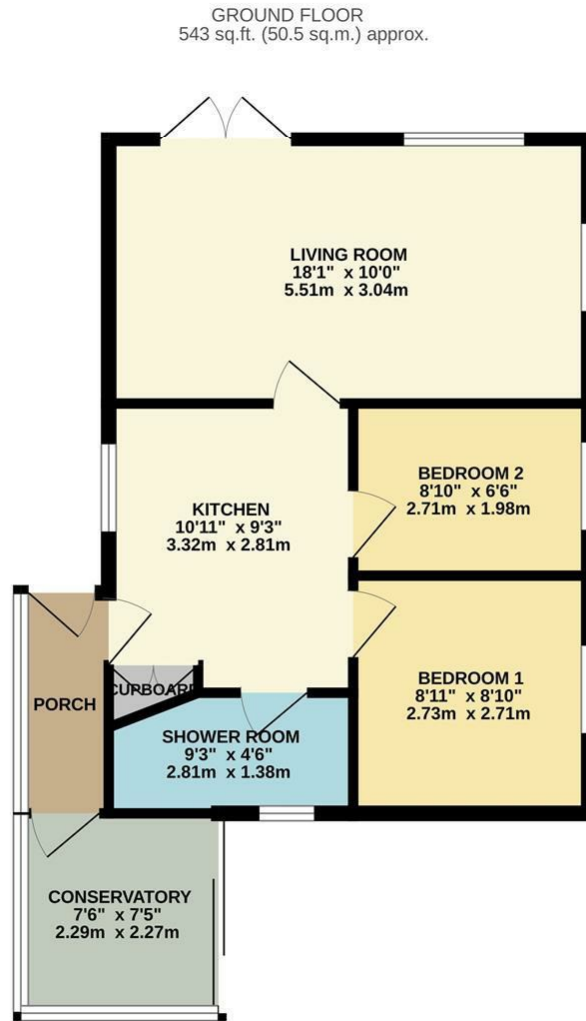
The park is for over 55's only.

Tenure: Virtual Freehold

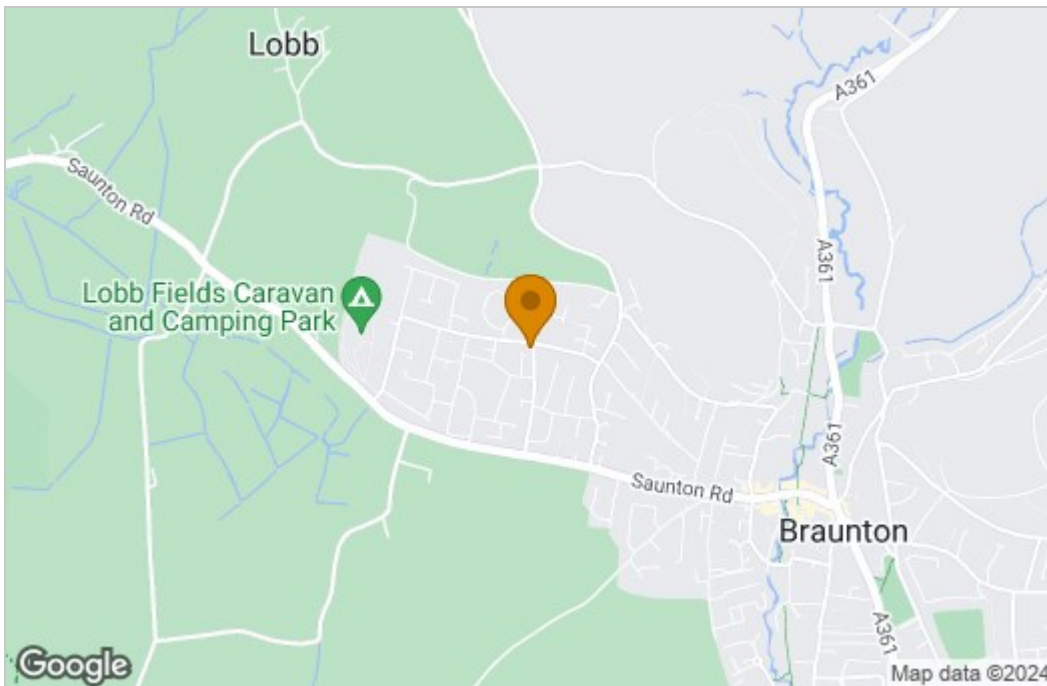
Virtual Freehold means that when buying a park home, you purchase the physical property outright and lease the land it sits on in perpetuity, for the entirety of the time the home is sited. These properties are not mortgageable. Please consult a solicitor for further information.

To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

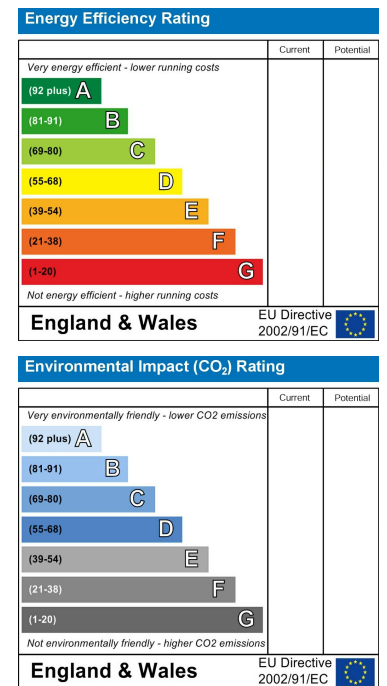
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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