



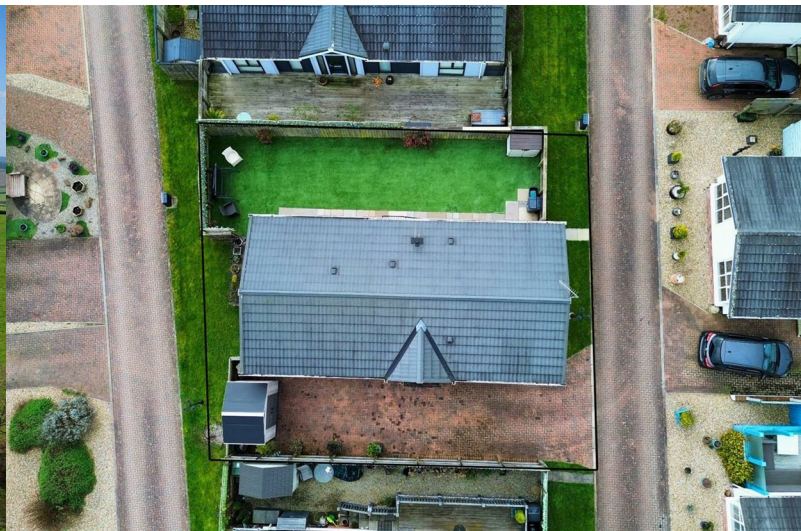
# turners



## Shirmart Park

Halsinger, Braunton, EX33 2NL

Offers Over £149,995



# 19 Shirmart Park

Halsinger, Braunton, EX33 2NL

## Offers Over £149,995

- Beautifully presented & Modern designed two bedroom park home
- Over 50's residential park
- Cash purchase only
- Park home only 5 years old
- Off-road parking for three vehicles
- Chain-free sale
- Quiet and tranquil setting
- Newly improved rear garden
- Short drive to Braunton village centre
- Short drive to local beaches

### Property description

Situated on a well-regarded over 50's residential park in the peaceful countryside setting of Halsinger which is perfect for dog walkers. This wonderfully presented and modern designed mobile home offers stylish, low-maintenance living in a tranquil environment.

Beautifully appointed throughout, the property features two spacious double bedrooms, with the impressive primary suite benefitting from a walk-in wardrobe and a contemporary three-piece en-suite shower room. A bright and generously sized living room creates a welcoming space to relax, flowing seamlessly into the modern fitted kitchen diner, complete with integrated appliances and the added convenience of a separate utility room.

Externally, the home continues to impress with a large private driveway providing off-road parking for up to three vehicles, along with a generously sized, low-maintenance garden enjoying a sunny aspect — ideal for outdoor activities and al fresco dining.

Perfectly positioned just a short drive from Braunton and local beaches, where a full range of local amenities can be found, this superb home is offered to the market on a chain-free basis, presenting an excellent opportunity for a smooth and straightforward move.

### Location

Situated in the desirable hamlet of Halsinger on the outskirts of Braunton, this location offers a wonderful balance of peaceful countryside living with easy access to everyday amenities.

Surrounded by rolling North Devon farmland and open green spaces, Halsinger enjoys a tranquil setting while remaining just a short drive or pleasant walk from Braunton village centre, which provides a wide range of shops, cafés, schools and local services. The area is particularly popular with families and those seeking a quieter pace of life, yet who still value convenience.

Ideally positioned for exploring the stunning North Devon coastline, the location offers excellent access to the golden sands of Saunton Sands and the renowned surf beaches of Croyde Bay. The nearby Tarka Trail also provides miles of scenic walking and cycling routes, making it ideal for outdoor enthusiasts.

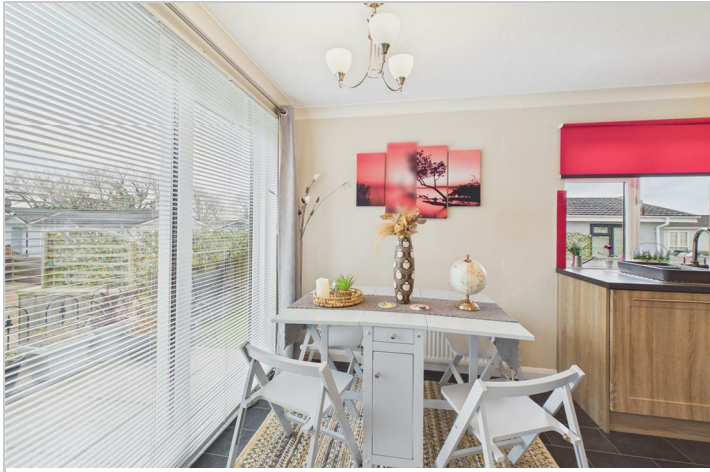
With its blend of rural charm, coastal proximity and village convenience, Halsinger represents a highly sought-after setting within North Devon.

### Agent Notes

- Over 50's residential park
- £200.70pcm Ground rent
- Perpetual lease so the lease will never run out on the park

### Direction

From our office follow Caen Field for 0.1 miles until you reach the traffic lights. Once you reach the traffic lights, go straight over onto east Street and follow this road for 0.2 miles and then head straight onto North Down Road for 0.2 miles. Turn left onto Boode Road and follow for 0.9 miles until you reach down Lane. Follow Down Lane for 1.0 mile where the park will be situated on your left hand side.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Turners Property Centre - Braunton Office on 01271 815651 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	