



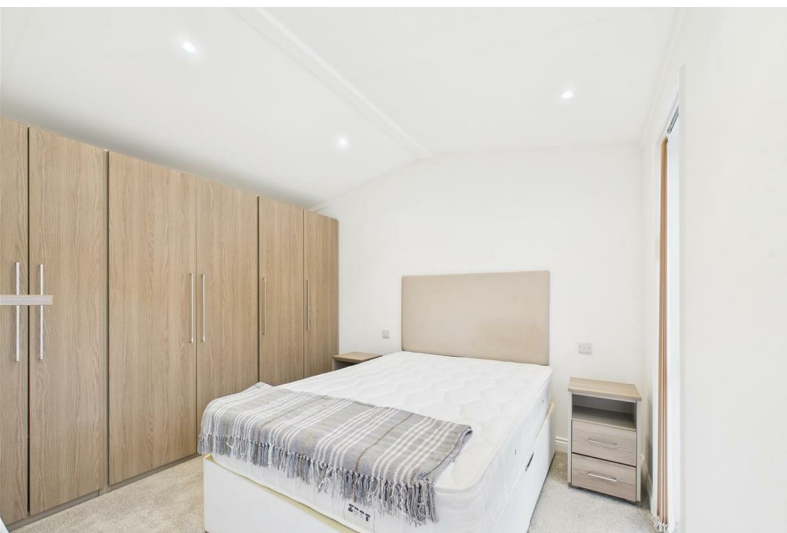
# turners



## Dune View Mobile Home Park

Braunton, EX33 1BX

**£175,000**





# 30 Dune View Mobile Home Park

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Located in a sought-after over-50s residential park in Braunton, this beautiful and modern detached two-bedroom park home provides stylish living in a peaceful, tranquil setting. It's ideally positioned just a short walk from a local convenience store, with regular bus services to nearby villages and towns right at the park's entrance. The high-spec fitted kitchen is finished to the highest standard, and the living room flows effortlessly onto the rear patio. The property also offers parking for up to two vehicles and an easy-to-maintain rear garden featuring both a patio and faux lawn.

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 hustling village offers an abundance of activities and eateries, all locally run.

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 Gold Coast and Malibu in California. For a change of scenery Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.

## Hallway

9'11" x 2'9" (3.04 x 0.84)

A bright hallway with downlights that illuminate the space and provide access to all rooms.

## Kitchen

9'3" x 10'8" (2.84 x 3.27)

A modern kitchen featuring generous base and wall units, complemented by integrated appliances for a clean, streamlined look. Dual-aspect windows fill the space with natural light, while the worktop introduces a touch of warmth. A compact dining table fits neatly within the room, enhancing both functionality and comfort.

## Living Room

8'11" x 10'9" (2.72 x 3.30)

Flowing seamlessly from the kitchen, the bright living room features a soft neutral cream carpet, modern ceiling downlights, and sliding doors that open out to the patio.

## Bedroom One

9'0" x 10'7" (2.75 x 3.24)

The spacious bedroom features double floor-to-ceiling windows and the same carpet as the living room. Keeping with the modern style of the home, it includes a full wall-length built-in wardrobe and has enough space for a double bed and bedside tables.

## Bedroom Two

7'6" x 7'8" (2.29 x 2.35)

A bright bedroom with neutral carpeting, offering enough space for a double bed and additional furniture.

## Bathroom

4'4" x 7'8" (1.34 x 2.34)

A modern bathroom finished to a high standard, featuring a basin, toilet, heated towel rail, and a spacious walk-in shower with cladding.

### Outside

A low-maintenance wrap-around garden featuring a mix of patio and artificial lawn. There's parking space for up to two vehicles, and the property includes an elevated patio accessible from the living room.

### Directions

From our office on Caen Street, head in a Westerly direction along 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 private. The gas is Calor gas supply.

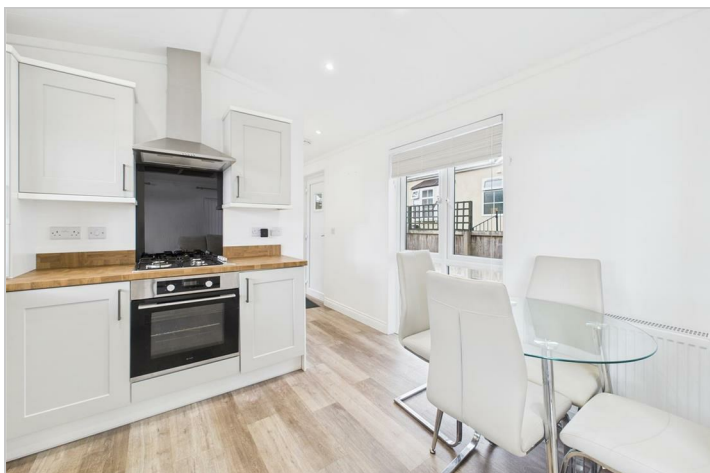
The electricity and water is metered by the park. The meters are read quarterly and sewage is payable directly to South West Water, The new owner will need to inform South West Water when they move in.

The ground rent for 2025/2026 is £181.00 per month.

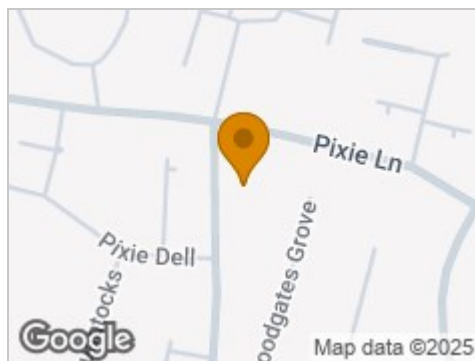
The seller must pay the park 10% of any sale price on completion of a sale.

Units 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.

- Situated on a well presented over 50's park
- Low Maintenance rear garden
- Tranquil and quiet setting
- Detached, two double bedroom park home
- Finished to a high standard throughout
- Chain free
- SEE OUR VIRTUAL TOUR



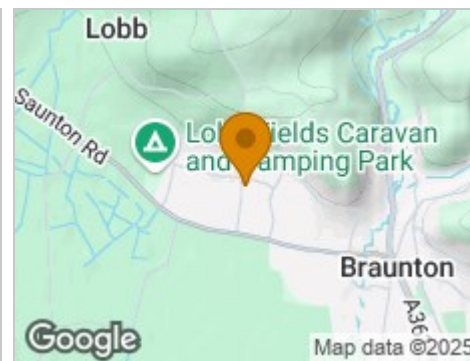
## Road Map



## 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.

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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