



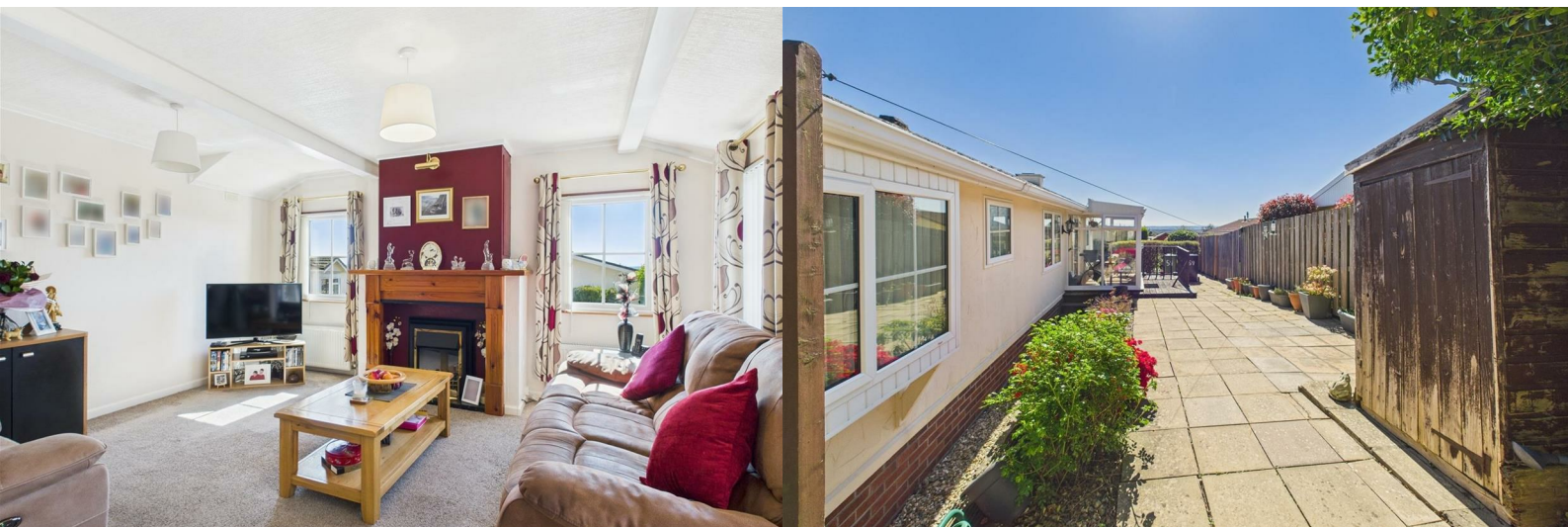
# turners



## Dune View Mobile Home Park

Braunton, EX33 1BX

Asking Price £183,500





# 59 Dune View Mobile Home Park

Braunton, EX33 1BX

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Situated within a popular over-50s residential park in Braunton, this beautiful, detached two-bedroom park home offers stylish and spacious living in a peaceful and tranquil setting. It is conveniently located just a short walk from a local convenience store, with regular bus services to nearby villages and towns right outside the park. The property has a large fitted kitchen and living room with views over the park, ample parking, boasts two bathrooms and is connected to all mains services.

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. 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.

## Entry

**4'9" x 4'0" (1.46 x 1.22)**

A welcoming entrance hall that has direct access to kitchen and laundry room.

## Laundry Room

**4'8" x 5'3" (1.44 x 1.62)**

A practical room featuring space for white goods, along with both base and eye-level cupboards.

## Kitchen

**19'3" x 9'2" (5.87 x 2.80)**

A generously sized kitchen with windows to both the front and rear gardens, fitted with cream base and eye-level units, and plenty of room for a large family dining table.

## Living Room

**14'6" x 13'5" (4.44 x 4.09)**

A bright and spacious living room offering views over

the park and distant hills, featuring a central gas fireplace and ample space for a sofa and lounge. French style door from the living room leading to the sun room.

## Hallway

**2'11" x 5'10" (0.90 x 1.79)**

Provides access to both bedrooms and bathroom

## Bedroom One

**9'5" x 10'4" (2.88 x 3.17)**

A large double bedroom to the front, complete with two built-in wardrobes and additional space to accommodate other bedroom furniture.

## En-Suite

**4'4" x 4'8" (1.33 x 1.44)**

The en-suite is fitted with a toilet, basin, walk-in shower, and wall-mounted radiator.

## Bedroom Two

7'6" x 10'2" (2.31 x 3.10)

A rear-facing bedroom with built-in wardrobes, offering space for a double bed and additional furniture.

## Bathroom

6'5" x 5'11" (1.98 x 1.81 )

A bathroom with partial tiling, complete with a toilet, basin, bathtub, and an electric overhead shower.

## Sunroom

5'7" x 8'3" (1.72 x 2.52)

Leading off the living room, a well-lit sunroom with sliding doors that open to the garden at the rear.

## Outside

This low-maintenance, well-kept rear garden includes a small decking area just off the sunroom. The garden wraps around the home, with access to side parking and two sheds. Mature shrubs at the front ensure privacy.

## 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, gas and drainage are mains connected.

The ground rent for 2025/2026 is £226.71 per month.

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

The park is for over 50'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.



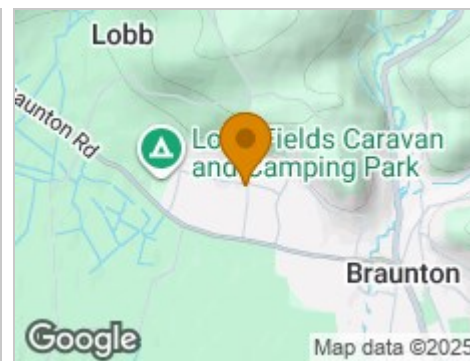
## Road Map



## 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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