



turners



Braunton Road

Ashford, Barnstaple, EX31 4AU

Asking Price £37,500



8 Ash Rise, Braunton Road

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This modern two-bedroom holiday home is located on the popular Tarka Holiday Park, nestled between Barnstaple and Braunton. Offering an open-plan living space, the home features a cosy lounge, a fully equipped kitchen, and a dining area. It includes two double bedrooms, one with an en-suite bathroom, as well as a family bathroom. Perfect for a relaxing getaway, this home combines comfort and convenience in a sought-after location. The outside space provided consists of a wrap around composite decking giving an abundance of space for al fresco dining and an allocated off road parking space.

Tarka Holiday Park is nestled in 10 acres of beautifully landscaped grounds, situated just outside of Barnstaple in North Devon. The park provides an idyllic countryside setting whilst also being conveniently close to the breathtaking Devon coastline.

Nestled in the heart of North Devon, the bustling town of Barnstaple stands as the region's largest, steeped in rich historical heritage. Serving as the starting point to the magnificent Tarka Trail, an extensive 180-mile route tailored for both walking and cycling, it offers a splendid introduction to the treasures of North Devon.

Kitchen/ Living Area 19'3" x 19'1" (5.87 x 5.84)

This stylishly designed, bright open-plan lounge, kitchen, and dining area seamlessly blends functionality with contemporary aesthetics. The space is characterized by clean lines, modern finishes, and a neutral colour palette, creating an inviting atmosphere. Large windows allow natural light to flood the room, enhancing the sense of openness and airiness.

This modern fitted kitchen features sleek, matching wall and floor units, creating a cohesive and stylish look. It is equipped with a 1.5 stainless steel sink with a drainer, and offers ample space for an American-style fridge freezer. The kitchen is designed for both functionality and style, with a range cooker that includes a five-ring gas hob, an electric fan oven, and an overhead electric extractor fan. An integrated microwave adds convenience, while a central island provides additional storage and includes a built-in wine fridge. The space also allows room for a dining table, making it ideal for both cooking and entertaining. Dual aspect UPVC

double-glazed windows flood the area with natural light, and the vinyl laminate flooring throughout offers durability and a sleek finish.

This well-presented lounge offers ample space for free-standing furniture, creating a comfortable and flexible living area. It features an electric fireplace, adding both warmth and ambiance to the room. The lounge is flooded with natural light, thanks to UPVC double-glazed sliding patio doors that lead out to a balcony, as well as an additional UPVC double-glazed window. The room is fully carpeted throughout, providing a cosy and inviting atmosphere.

Bedroom One 10'6" x 9'4" (3.22 x 2.87)

An immaculately presented and well designed double bedroom that has room for free standing furniture and opens up even more with the benefit of a walk-in wardrobe. This room has a wall mounted gas radiator, UPVC double glazed window, is carpeted throughout and benefits from having a three-piece modern fitted en-suite.

En-suite

5'2" x 4'10" (1.60 x 1.49)

A modern fitted three piece suite consisting of a sink basin with additional storage below, shower unit, toilet, wall mounted heated towel rail, electric extractor fan, UPVC double glazed obscure window and vinyl laminate flooring throughout.

Bedroom two

9'4" x 8'11" (2.86 x 2.73)

The second bedroom at the property is a well-proportioned double bedroom with space for Free standing furniture and benefits from a walk in storage room for chest of drawers and wardrobe space. This space also flows through into the main bathroom. The bedroom has a wall mounted gas radiator, UPVC double glazed window and is carpeted throughout.

Bathroom

8'7" x 6'7" (2.62 x 2.01)

A beautifully presented three piece bathroom suite that has been finished to a high standard. This room provides a bath with an shower overhead to give you versatility, sink basin with underneath storage cupboards, toilet, wall mounted gas radiator, UPVC double glazed obscure window, electric extractor fan and vinyl laminate flooring throughout.

Outside space

The property boasts a spacious wrap-around composite decking, offering plenty of room for outdoor seating, al

fresco dining, and a designated BBQ area, perfect for entertaining or relaxing in the fresh air. Additionally, there is off-road parking available for two vehicles, providing convenient and secure parking options.

Agent Notes

Term Agreement period 12/07/2019-14/02/2048

Annual pitch fee is £7860.00 and is reviewed annually.

All fixtures, fittings and furniture to be included.

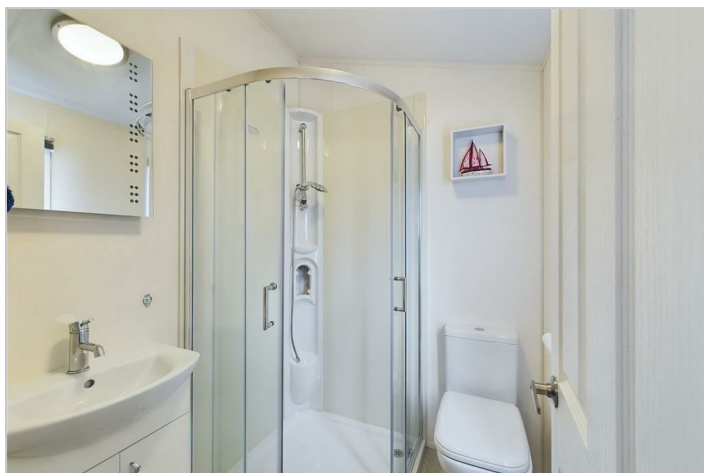
Tarka Holiday Park is open 11.5 months of the year.

The park has an onsite launderette, dog walking area, play park and runs various owners events throughout the year.

Park Holidays offer a rental service should you wish to let your holiday home out and earn a significant income from it.

We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

