



Bond
Oxborough
Phillips

Changing Lifestyles

Barn Owls
2 Powlers Piece Park
Putford
Holsworthy
Devon
EX22 7FH

Asking Price: £199,950 Leasehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Barn Owls, 2 Powlers Piece Park, Putford, Holsworthy, Devon, EX22 7FH

A LUXURY DETACHED PARK HOME OVERLOOKING FEATURE PONDS



- 2 Bedrooms (1 with dressing area, walk-in wardrobe & En-suite)
- Spacious, dual aspect Lounge with bay windows
- Modern fitted Kitchen & separate Dining Room
- Exclusive development of just 5 park homes
- Fully enclosed rear garden with large timber shed & additional side garden
 - Private parking with EV charging point
 - Peaceful rural setting with attractive communal grounds & wildlife ponds
- For over 50s – permanent residence only



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Overview

Occupying an enviable position within an exclusive development of just five park homes, this beautifully presented 2 Bedroom detached residence enjoys delightful outlooks over attractive feature ponds, creating a peaceful and highly desirable setting.

The property offers a superb opportunity for those seeking a low-maintenance lifestyle home in a quiet, community-focused environment, surrounded by North Devon countryside.

Finished to a high standard throughout, the accommodation is light-filled and well-proportioned, comprising a spacious, dual aspect Lounge with bay windows, a separate Dining Room and a modern fitted Kitchen with integrated appliances and direct access to the garden. There are 2 double Bedrooms, with the principal bedroom benefiting from a dressing area, walk-in wardrobe and En-suite Shower Room, while a further contemporary Shower Room serves the second bedroom.

Externally, the property enjoys a generous, fully enclosed rear garden, now arranged with a level lawn, a large area of decorative chippings and a substantial timber shed. A further side garden provides additional lawn space and a concrete patio seating area, ideal for outdoor relaxation. To the front, attractive gardens enhance the kerb appeal, while private parking is located to the side of the property, complete with an electric vehicle charging point.

The development, itself, is a standout feature, with just five homes set around beautifully maintained grounds and picturesque ponds, offering a tranquil setting rich in wildlife and a strong sense of community.

Important Information

The property is available for sale to purchasers aged 50 years and over. As long as one of the purchasers are 50 years and over, the other can be younger than 50 years. Ground Rent (pitch fee) = approximately £140.00 per month

You will be buying the home, but not the pitch (plot). The pitch remains in the ownership of the site owner who is responsible for maintaining and managing the site. You will pay a pitch fee for the occupation of the pitch and you will be charged separately for water, gas and electricity.

You will pay council tax to the local authority.

Your pitch agreement will be protected by the Mobile Homes Act 1983, which regulates the contract between you and the site owner and sets out the parties respective rights and obligations. If the site has rules, you must comply with them.

An Energy Performance Certificate is not required.

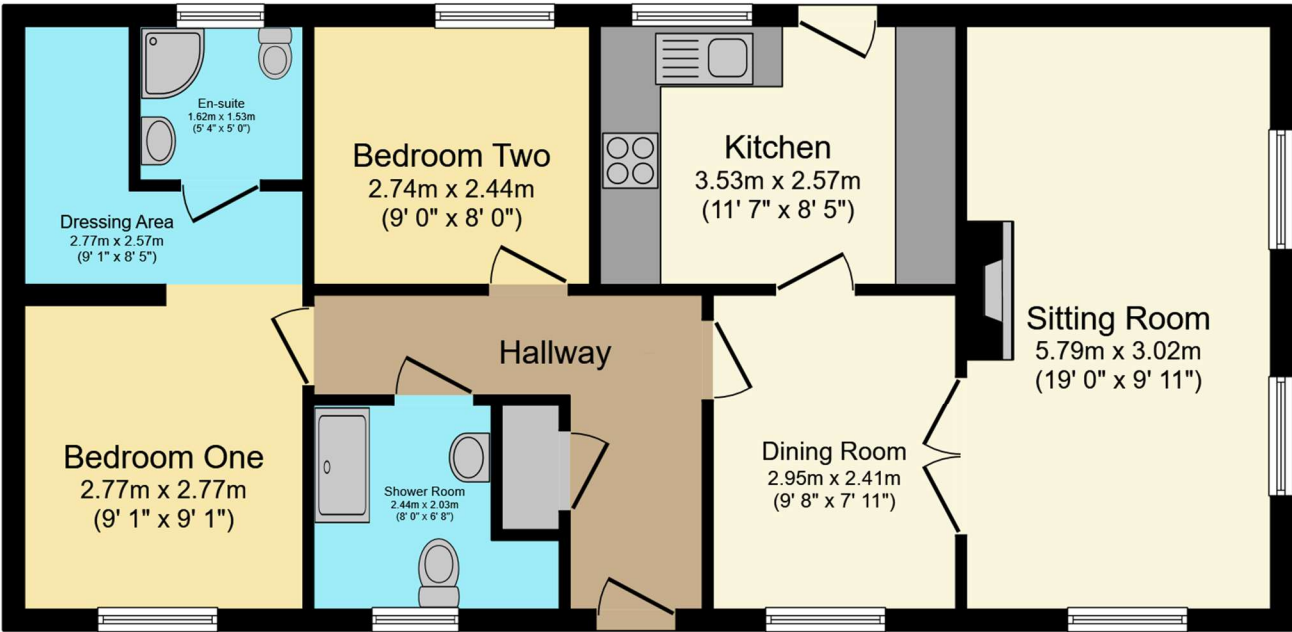
When the property is sold the vendor pays 10% commission of the sale price to the site owner.

Services

Electricity. Private water supply. Private Drainage. LPG fired Central Heating (the storage tank is sited on the site owners ground and piped and metred to the property).

Council Tax Band

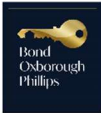
A - Torridge District Council



Floor Plan
Floor area 71.6 sq.m. (771 sq.ft.)

Total floor area: 71.6 sq.m. (771 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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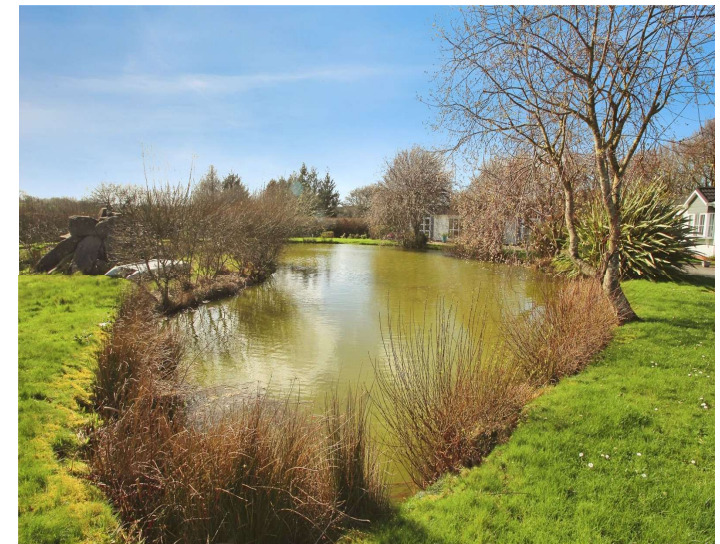
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Area Information

Located in a peaceful rural position, yet affording easy access to the villages of Bradworthy, Woolsery and the town of Bideford, the property is set amongst North Devon's undulating countryside. There is easy access to the North Cornish coastline with the popular coastal resort of Bude also offering an excellent range of amenities. At Bideford, access is available to the A39 North Devon Link Road leading onto the A361 and on to junction 27 of the M5 motorway at Tiverton.

Directions

From Bideford Quay travel in the direction of Torrington via the A386 for approximately 1 mile until reaching the right hand turning signposted Bradworthy. Continue along this road for roughly 8 miles passing through a wooded area and you will soon be approaching Powlers Piece Cross. Shortly before Powlers Piece Cross, a Bond Oxborough Phillips For Sale Board will be clearly observable and indicating the right hand turning for the Park. Barn Owls is the second to last park home clearly displaying a nameplate.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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We are here to help you find and buy your new home...

5 Bridgeland Street

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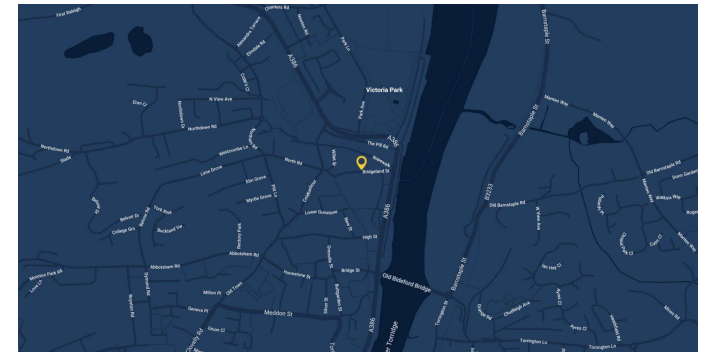
Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.



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