

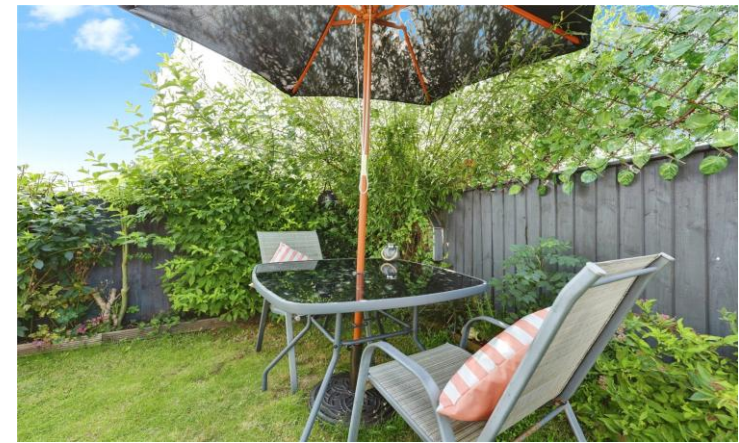


Bond
Oxborough
Phillips

Changing Lifestyles

9 Mountview Home Park
Landkey Road
Barnstaple
Devon
EX32 0HW

Guide Price: £125,000



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

9 Mountview Home Park, Landkey Road, Barnstaple, Devon, EX32 0HW

A BEAUTIFULLY MAINTAINED DETACHED PARK HOME EXCLUSIVELY FOR OVER 45's

- 2 Bedrooms
 - Dual aspect Living Room
 - Stylish modern Kitchen with dining area
 - Contemporary Shower Room
 - Located on the outskirts of Landkey
- Wrap-around garden with private seating area boasting open field views, & a handy storage shed
- Electric heating & double glazing throughout
 - Communal parking



The popular village of Landkey offers usual village amenities which include an Ofsted outstanding primary school and a village inn with restaurant and skittle alley. An extensive village millennium greenspace with stream provides for family adventures and safe off-road dog walking. For running and cycling, there are a network of paths linking to the Tarka Trail and a local nature reserve at Harford Woods.

Landkey has an active community with a village hall hosting a variety of clubs and activities for all ages, a horticultural society and allotments and a football club. It is located within the catchment area for a choice of state secondary schools and on a bus collection route for two leading independent prep and senior schools. A regular bus service runs from the village to and from Barnstaple Town Centre.



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We are pleased to present this beautifully maintained 2 Bedroom detached park home, exclusively for over 45's. Located within the peaceful Mount View Park on the outskirts of Landkey, this property offers privacy, comfort and a relaxed lifestyle.

Inside, you'll find a generously sized dual aspect Living Room, allowing plenty of natural light to flood the space. The stylish modern Kitchen features integrated appliances, a dining area and room for utilities. There are 2 Bedrooms (one currently used as a dressing room) and a contemporary Shower Room.

Outside, the home benefits from a wrap-around garden, complete with a private seating area boasting open field views, and a handy storage shed. Additional features include electric heating, double glazing throughout, and the option for small dogs and cats to be considered. Communal parking is conveniently located near the entrance to the site.

This is a rare opportunity to secure a low-maintenance, move-in-ready home in a truly peaceful and well-regarded setting.

Council Tax Band

A - North Devon Council

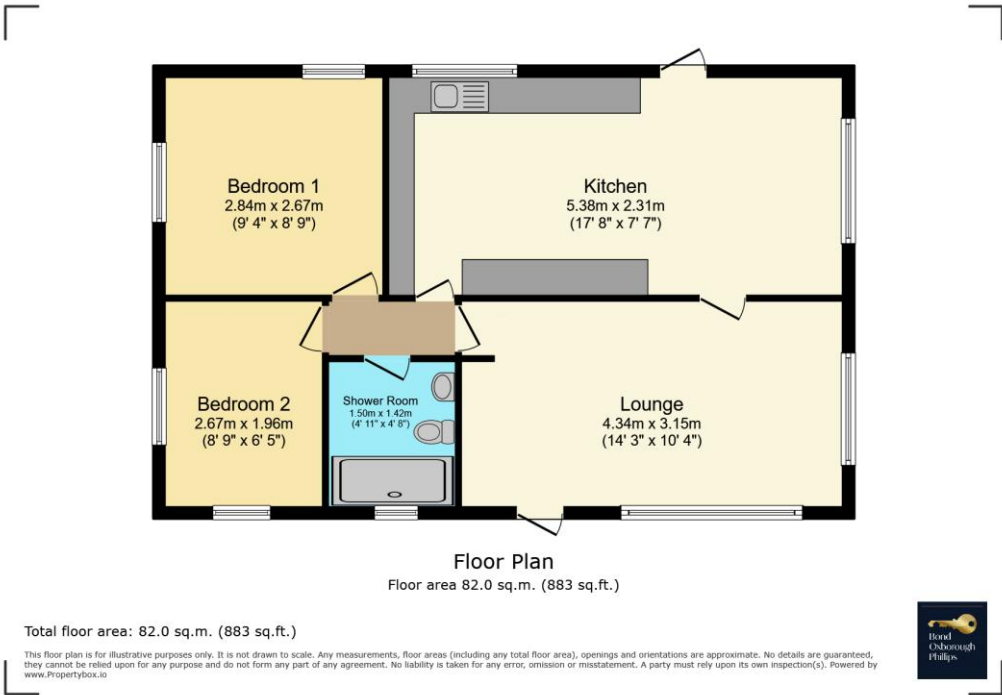
Useful Information

- Ground Rent (pitch fee) - £155.12 per month plus water charge at £33.00 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 may be charged separately for water, gas and electricity which the site owner may supply directly to your home.
- 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.
- If you are buying the home from an existing resident, the site owner will be entitled to 10% commission of the sale price from the existing resident. Likewise should you sell in the future the site owner will be entitled to 10% commission.

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Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/bill.cheesy.swimsuits>

From Barnstaple Town Centre, head east on the square towards Diamond Street. At the roundabout, take the second exit onto Belle Meadow Road. At the next roundabout, continue straight onto Barbican Road. Take the first exit at the next roundabout onto Victoria Road before taking the third exit at the next roundabout onto Hollowtree Road. Turn left onto Landkey Road and continue onto Mount Sandford Road. Follow this road until you reach the entrance for Mount View Park on your right hand side and where you find the communal parking.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	31 F	
1-20	G		

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 & 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 able 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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