



Bond
Oxborough
Phillips

Changing Lifestyles

18 Park View Way
Barnstaple
Devon
EX32 7EX

Guide Price: £99,950



Changing Lifestyles

01271 371 234

barnstaple@bopproperty.com



- 2 Bedrooms
- UPVC double glazing throughout
- Recently renovated to a high standard by the current vendor
- Walking distance to Barnstaple Town Centre & local amenities
- Generous, low-maintenance, wrap-around garden with paved patio seating areas
 - Allocated parking space
 - No onward chain



Barnstaple Town Centre, the historic and regional centre of North Devon, is surrounded by beautiful countryside and some of the area's best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre, restaurants and the North Devon District Hospital. The vibrant town combines modern shopping amenities with a bustling market atmosphere.

The A361 North Devon Link Road provides convenient access to the M5 motorway network and beyond. Exmoor National Park and North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with Championship golf course) and Woolacombe are all within about half an hour by car. The nearest International airports are at Bristol and Exeter.



This immaculately presented 2 Bedroom detached UPVC double glazed park home is available to purchasers aged 50 years and over and occupies a highly convenient position within comfortable walking distance of Barnstaple Town Centre and its excellent range of local amenities.

Having been recently renovated to an exceptional standard by the current vendor, the property offers stylish, turnkey accommodation - ideal for those seeking a home they can move straight into without the need for any further work. The well-planned internal layout comprises a modern fitted Kitchen, a contemporary wet-room style Shower Room, a bright and generously proportioned double Bedroom and a further well-sized single Bedroom.

Outside, the home enjoys a generous, low-maintenance wrap-around garden, with the front garden predominantly laid to paved patio and offering several attractive seating areas - perfect for relaxing or entertaining. Further benefits include an allocated parking space and the privacy afforded by its detached position.

The property is offered for sale with no onward chain and, due to the high standard of presentation and sought after location, our agents anticipate strong early interest. An internal viewing is highly recommended to fully appreciate all that this delightful park home has to offer.

Council Tax Band

A - North Devon Council





Useful Information

Ground Rent (pitch fee) = £222.78 per month to include water

You will be buying the home, but not the pitch (plot). The pitch remains in the ownership of the site owner (Harris Parks Limited) 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 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.

An Energy Performance Certificate is not required.

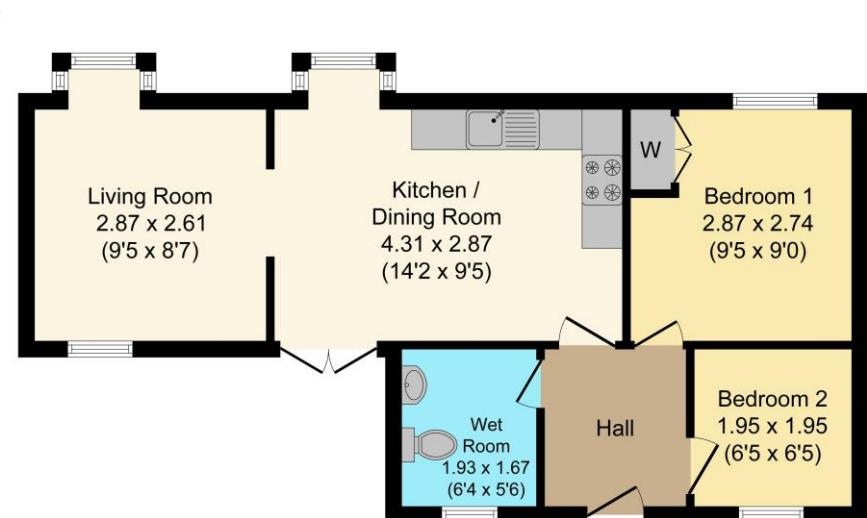
Directions

Directions to this property can be easily found by using What3words:
<https://w3w.co/held.affair.token>

From our Office on Boutport Street, head north towards Bear Street. Turn right onto Vicarage Street. At the roundabout, continue straight onto Derby Road. Turn left onto Park View Road and continue for a short distance to where Park View Way will be found. Number 18 will be located on foot by turning left from the car park and taking the next immediate right hand turning. The property will be located on your left hand side with a numberplate clearly displayed.

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.



Floor area 41.40 sq.m. (445.62 sq.ft.)

Total floor area: 41.40 sq.m. (445.62 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.co



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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