



These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.'

Email: sales@johnsmale.com Website: www.johnsmale.com
5 Cross Street Barnstaple EX31 1BA
Offices also @ London (Mayfair Office)

Tel: 01271 342000



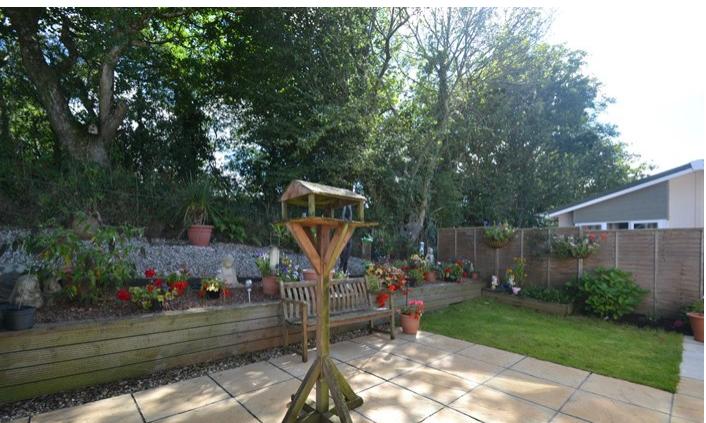
16 Shirmart Park Halsinger, Braunton

- Attractive Detached Park Home 46FT X 20 FT
- Spacious Lounge
- Open Plan Dining Room
- Three Bedrooms (One Ensuite)
- Private Driveway Parking For 3 Cars
- Enclosed Rear Garden
- Sought After Edge Of Braunton Location
- Fitted Kitchen With Range of Appliances
- Shower Room
- 30ft x 10ft Detached Garage/Workshop with electric
- Visitors parking
- Decked Sun Terrace



**John
Smale & Co.**
Chartered Surveyors | Residential & Commercial Consultants





A spacious three double Bedroom well appointed park home, situated within a peaceful and idyllic location. It benefits from lovely views and is within a short drive to the thriving village of Braunton, along with award winning beaches and wonderful walking countryside. The home was built in 2015 and is in excellent condition, with added attraction of a large detached garage/workshop, private off road parking for approximately 3 cars, enclosed landscape garden to the rear and a decked sun terrace with easy access. The accommodation briefly comprises of a Lounge bay windows to the front and french doors leading to the decking, modern fitted Kitchen/diner that is open plan with several integrated appliances including dishwasher, fridge / freezer, double oven, microwave and washer/dryer. The hallway has a useful cloak cupboard and gives level access to the three bedrooms, one of which benefits from an ensuite shower room and walk-in wardrobe. The other bedrooms also have fitted wardrobes and the bedrooms to the rear have bay windows, which enjoy views over the garden. A separate shower room completes the accommodation. The property is being sold with no chain.

16 Shirmart Park is situated on the outskirts of Braunton. Braunton is reputedly the largest village in the UK and offers a wide range of amenities including local shops. Supermarkets, library, community centre, medical centre, primary and secondary schools, churches and a range of popular pubs and restaurants'. The renowned Tarka Trail can be accessed from the village and this follows the Taw and Torridge estuaries. Close by is the UNESCO biosphere Reserve of Braunton Burrows, the largest sand dune system in the UK as are the glorious sandy beaches of Saunton Sands, Croyde, Woolacombe and Puttsborough Bays.



Hallway



Dining Room

Living Room

Kitchen

Shower Room

Bedroom One

Ensuite

Bedroom Two

Bedroom Three

Benefits from 3ft bunk beds with LED lighting.

Outside

Private driveway, providing off road parking for approximately three cars with LED lighting, large 30ft x 10ft detached garage/Workshop with electric, decked sun terrace to the side aspect, attractive landscaped garden to the rear. Outside water tap and electric socket.

Property Facts

- Vendors position. No chain.
- Age of property. Built 2015.
- Size. Approx. 920 SQ FT.
- Full Residential Use.
- Over 50's Development.
- Pets allowed.
- Park Home Agreement.
- £130 Monthly Fee Including Water.
- Nearest Health Centre. Braunton.
- Nearest Town. Barnstaple. Approx. 7 Miles.

SERVICES

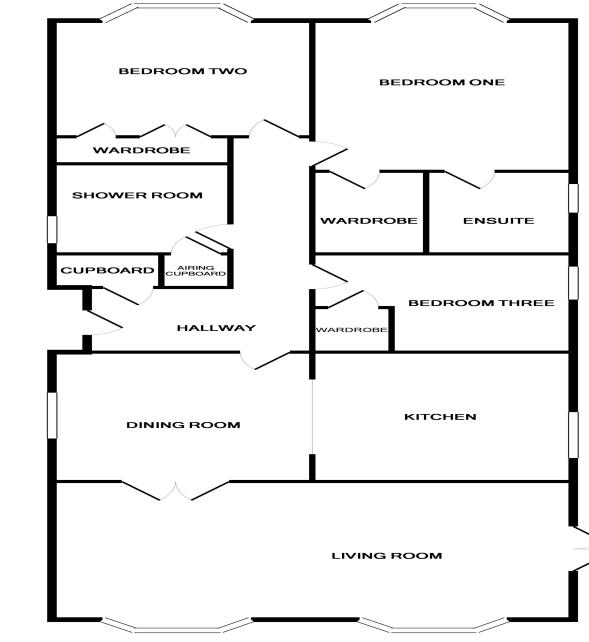
Mains Electric and Water, LPG Gas Fired Central Heating.
Council Tax Band. A.
EPC Not Required.

SERVICES

DIRECTIONS

After entering the village Braunton from the Barnstaple direction, head out of the village along the A361 in the direction of Knowle, through the village of Knowle, upon reaching Headon Mill take a right Turning sign posted Halsinger. Follow this road for some distance down the country lane. After dropping down the hill, the entrance to Shirmart Park can be found on your right. Continue into the Park and follow the road to the left. Number 16 can be found on the left hand side.

DIRECTIONS



*At John Smale & Co we don't just sell houses! ...
Contact us now for information on all of our other services
including
Residential and Commercial Lettings,
Property Management, Commercial Property Sales,
Probate Valuations, Independent Financial Advice,
Energy Performance Certificate's, Auctions and New Homes.*