



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

COUNCIL BAND A



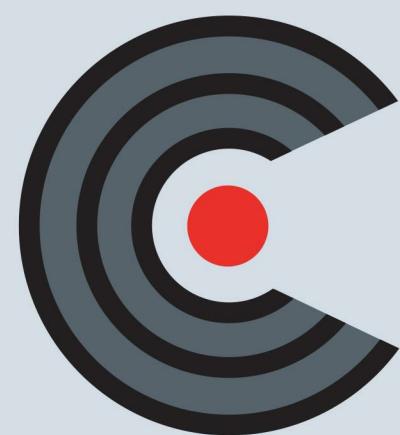
CHEQUERS
INDEPENDENT ESTATE AGENTS
Smart Move

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17 MOUNTVIEW HOME PARK, LANDKEY ROAD, BARNSTAPLE, DEVON, EX32 0HW

Imagine sliding open your bifolding doors and looking out onto the immediate adjoining countryside, enjoying a tucked away position this recently remodelled 2 Bedroom Park Home is an absolute delight.



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£150,000

- A much improved & recently re-modelled 2 Bedroom Park Home being far larger internally than you might expect
- Fabulous Lounge with feature bifold doors for direct access onto the South facing Garden
- Separate Dining/Garden Room being some 25ft long & extending alongside a Devon bank where you can sit and enjoy the wildlife close up
- Attractive stylish re-fitted Kitchen with contemporary handleless white high gloss units with a built in hob & oven
- 2 double sized Bedrooms with fitted wardrobes in Bedroom 1
- Recently fitted Shower Room with a double sized shower, vanity wash hand basin and a heated towel rail
- Utility Room with fitted units and plumbing for washing machine
- Gas central heating & UPVC double glazing



Chequers Estate Agents of Barnstaple are delighted to offer for sale a beautifully presented and surprisingly spacious 2 Bedroom Detached Park Home having been thoughtfully re-modelled and extensively improved this impressive Park Home is a real gem.

This attractive home enjoys a tucked away position and has a South facing Garden which together with the adjoining countryside being on your doorstep makes the setting is an unexpected joy.

As you step inside you can't help but be surprised by the excellent living space on offer indeed there are 2 large Reception Rooms including a fabulous Lounge with feature bifold doors which open out onto an extensive timber deck and raised shrub beds. The second Reception Room is a Dining Room/Garden Room a lovely room being some 25ft long, a super place to sit and watch the local wildlife and large enough to accommodate a big dining table and comfy sofa.

The Kitchen and Bathroom have both been recently and stylishly replaced. The Kitchen has contemporary handleless white gloss finished units and includes a built in hob and oven while in the Shower Room there is a double sized shower and a vanity wash hand basin plus a heated towel rail. The 2 Bedrooms are both double sized with Bedroom 1 having fitted wardrobes.

Helpfully within the Garden there is a useful Utility Room with fitted units and plumbing for a washing machine and space for a freezer.

All in all this impressive Park Home offers far more than you might think and if you are looking for a quiet rural setting with countryside views then this Park Home will be of interest and needs to be added to your viewing list.

AGENT'S NOTE

This development is for the over 45's and occupation and purchase is subject to Park Home rules. A Ground Rent of £160.43 per month is payable including water charges.

UPVC DOUBLE GLAZED FRONT DOOR TO



DINING ROOM/GARDEN ROOM 25'1 X 6'7 (7.65M X 2.01M)

A lovely room to sit and watch the local wildlife and the birds feed. Radiator, power and points and door to back garden.

KITCHEN

Attractively re-fitted with stylish base and wall mounted cupboards. Contoured work surface with an electric hob and eye level oven. Plumbing for dishwasher and single drainer sink unit with mixer tap. Power points and door to

INNER HALLWAY

Door to

LOUNGE 19'2 X 8'11 (5.84M X 2.72M)

A fantastic room with feature bifold doors which open out onto a South facing back garden with the local countryside adjoining. Radiator, power points, coved ceiling and tv point.

Door off Inner Hallway to

BEDROOM ONE 12'2 X 9'7 (3.71M X 2.92M)

Radiator, fitted wardrobe with mirror fronted doors.

Door from Hallway to

SHOWER ROOM

Double sized shower with glazed shower screen. Low level w/c, vanity wash hand basin and heated towel rail.

BEDROOM TWO 9'5 X 9'4 (2.87M X 2.84M)

Double radiator and power points.

OUTSIDE

To the rear there is a timber deck with raised borders. To the side there is a stone chipped garden with mature shrubs and bushes. Resident's car parking space.

UTILITY ROOM 10' X 7'6 (3.05M X 2.29M)

Fitted cupboards, plumbing for washing machine, radiator and power points.

NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.