

For Sale



Omar Oulton Excel

2006 Omar Oulton Excel 36' x 20' with breathtaking views across and down the valley from the lounge and dining room.

L shaped lounge dining room, fitted kitchen, 1 double bedroom with an en suite & walk in wardrobe, second bedroom/study and family bathroom. Economy 7 heating. 5 years remaining on the Gold Shield warranty.

To maximise on the views there are French doors in the lounge opening out on to the rear patio area.

The home has fitted carpets and curtains.

The kitchen is fully fitted and includes an electric oven and hob with extractor hood, washing machine, fridge and microwave.

There is 1 double bedroom with walk in wardrobe and en suite, and bedroom 2 has fitted wardrobes.

The home has a garden laid to grass, and has its own parking bay next to the home.

Berrynarbor Park is located on the outskirts of Berrynarbor village, which has won both Britain in Bloom, and Best Kept Village awards, it is in an area of Outstanding Natural Beauty and on a Heritage Coastline.

The park is terraced in to the Devon hillside, is spacious, peaceful and tranquil, and about a 10-minute walk from the village. The village has a shop and Post Office, Church, tearoom and Pub.

Berrynarbor is about 2 miles from Combe Martin, 4 miles from Ilfracombe and 10 miles from the regional centre of Barnstaple.

Price **£135,000**, and will be sold with the benefit of a written statement under the Mobile Homes Act 1983. Monthly ground rent for 2011 is £122.17, rates are band A, and water and electric are metered. Residual 5 years of the Gold Shield Warranty.

Please contact the park owners, Paul and Teresa Crockett, for further details.

Berrynarbor Park, Sterridge Valley, Berrynarbor, Nr Ilfracombe, Devon EX34 9TA

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