



SOUTH HAYES COPSE, LANDKEY

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## Detached 3 Bedroom Home

8 South Hayes Copse, Landkey, Barnstaple, EX32 0UZ

Asking Price

**£350,000**

- Sought After Village Location
- Built By a Reputable, Local Firm
- Garage & Off Road Parking
- No Ongoing Chain
- Gas Central Heating
- En-Suite To Master

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## Overview

Nestled in the heart of Landkey's charming village, this 3-bedroom detached residence resides within a highly sought-after development. Offering the convenience of driveway parking, a garage, and a fully enclosed rear garden, it presents an ideal blend of comfort and practicality.

Upon entry, you're greeted by a welcoming entrance hall featuring a handy utility/cloakroom WC and a staircase leading to the upper level. To the right, the spacious sitting room exudes warmth and comfort with French doors that extend into the conservatory, providing a serene space to admire the rear garden. The kitchen/dining room offers functionality with ample storage provided by wall and base, complemented by rolled-top work surfaces and integrated appliances. Upstairs, three bedrooms await, including two generously sized doubles and a cosy single bedroom. Bedroom 1 benefits from an en-suite shower room for added convenience. Completing the upper level is the family bathroom, boasting a three-piece suite and tiled walls surrounding the shower bath.

Landkey has good local amenities which include a public house, 'Willows' tea room and the well respected Landkey Primary school all within walking distance. There is a regular bus service which operates within the area providing direct links to and from the town. The Millennium Green is also within easy reach which is a pleasant place to enjoy a walk with its renowned Mazzard orchard. Newport is nearby and offers excellent amenities with local shops including convenience store, butchers and greengrocers and schools including Newport Primary School- Ofsted rated outstanding (2015) and Park Secondary School. There is also a medical centre, dental surgery and a public house. Barnstaple, the regional centre of North Devon is only a few minutes' drive away, located along the banks of the rivers Taw and Yeo and offers an excellent range of business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre and Tarka Tennis Centre. From Barnstaple, there is a sprinter train service that runs through to the Cathedral city of Exeter and the development is well placed for the A361/North Devon Link Road via the Landkey turn off which provides much improved communications to and from the area. Some 7 to 10 miles to the west of Newport is the dramatic North Devon coastline with sailing, fishing and surfing, along the beaches at Instow, Saunton, Croyde and Putsborough.

## Services

All main services connected

## Council Tax band

D

## EPC Rating

C

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878



## Outside

To the rear of the property is the off-road parking leading to the garage, with a pedestrian gate into the rear garden. The garden has a nice patio area and further area laid to lawn with raised beds. Additionally, at the front you'll enjoy the privilege of owning a 1/2 share of a portion of the level lawn that extends towards the roadside, with a convenient maintenance arrangement in place with the neighbouring property.



## Room list:

### Entrance Hall

### Sitting Room

5.02 x 3.45 (16'5" x 11'3")

### Conservatory

2.83 x 2.46 (9'3" x 8'0")

### Kitchen/Dining Room

5.01 x 2.73 (16'5" x 8'11")

### Utility/Porch

2.10 x 2.05 (6'10" x 6'8")

### Cloakroom

### Bedroom 1

3.50 x 3.49 (11'5" x 11'5")

### En-Suite Shower Room

### Bedroom 2

2.92 x 2.77 (9'6" x 9'1")

### Bedroom 3

2.77 x 2.01 (9'1" x 6'7")

### Bathroom

1.97 x 1.69 (6'5" x 5'6")

### Garage