



NOT TO SCALE



## Well Presented 3 Bed Link Detached Home

Guide Price

**£325,000**

32 St. James Close, Landkey, Barnstaple, EX32 0PA

- Beautifully Presented
- Surrounding Countryside Views
- Popular Village Location
- Parking for Multiple Vehicles
- Immaculate Bathroom
- UPVC Double Glazing & Gas Combo Boiler

### Directions

From Bideford Quay, head South towards Torrington. After approximately 1.5 miles, turn right signposted Littleham and Buckland Brewer. Follow this road without deviation for approximately 6 miles and take the turning at Bableigh Water Cross to Parkham. Follow the road up the hill, passing The Bell Inn on your right hand side and St James Close will be found after a short distance on the left. The property will then be found tucked in the right hand corner.

Looking to sell? Let us  
value your property  
for free!

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

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## Room list:

**Front Porch**  
1.50m x 1.17m (4'11" x 3'10")

**Living Room**  
5.41m x 4.03m (17'8" x 13'2")

**Kitchen Diner**  
5.41m x 2.96m (17'8" x 9'8")

**Conservatory**  
4.83m x 3.07m (15'10" x 10'0")

**Bedroom 1**  
3.04m x 3.35m (9'11" x 10'11")

**Bedroom 2**  
3.04m x 2.61m (9'11" x 8'6")

**Bedroom 3**  
2.13/3.01m x 2.70m (6'11"/9'10" x 8'10")

**Family Bathroom**  
2.02/2.99m x 0.76/1.96m (6'7"/9'9" x 2'5"/6'5")

**Garage**

## Overview

Welcome to this inviting 3-bedroom semi-detached house nestled in the village of Landkey. Upon entering, you're greeted by a welcoming living room, providing the perfect space for unwinding after a long day or hosting gatherings with friends and family.

Moving through to the heart of the home, you'll find a modern kitchen diner that's been thoughtfully designed with both style and functionality in mind. Featuring ample space and fittings for a dishwasher and washing machine, meal preparation becomes a breeze in this well-equipped space. Adjacent to the kitchen is a bright and airy conservatory.

Ascending the stairs; you'll discover two generously sized double bedrooms, each boasting built-in wardrobes that provide plenty of storage space for your belongings. A third single bedroom offers versatility, perfect for use as a home office, nursery, or guest room.

The modern bathroom is a luxurious haven, complete with both a shower and a deep bath, providing the perfect spot for indulging in a bit of self-care and relaxation.

Outside, the property boasts a single garage and driveway, ensuring ample parking space for residents and guests alike. The lovely garden is a true oasis, backing onto picturesque pastureland and offering a peaceful retreat where you can reconnect with nature and enjoy the beauty of the great outdoors.

## Local Area

Landkey; a charming village situated in North Devon. Enjoy scenic walks, a friendly pub, and easy access to local amenities. Situated on the outskirts of Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. 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 and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.



## Services

All Mains Services Connected

## Council Tax band

C

## EPC Rating

TBC

## Tenure

Freehold

## Viewings

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

