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**Detached Chalet Bungalow**  
2 Sandford Close, Barnstaple, EX32 0HJ

Guide Price

**£360,000**

- Breathtaking Views
- No Onward Chain!
- Beautiful Front and Rear Garden
- Garage and Driveway
- South Facing Garden
- Modern Kitchen Suite

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**Directions**

From Barnstaple town square leave the town proceeding to the bus station roundabout taking the 2nd exit, proceed to the next roundabout proceeding directly across is into Belle Meadow Road, follow the road around passing the Esso filling station, at the roundabout take the 1st exit left into Victoria Road bearing right into Eastern Avenue, at the roundabout take the 2nd exit leading into Hollowtree Road and continue to the traffic lights at the brow of the hill, at the crossroads turn left into Landkey Road passing the Litchdon Medical centre, continue over the flyover bridge passing the (A361). Sandford Close will be found on the right hand side.

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## Room list:

**Entrance Hall**  
1.80m x 4.83m (5'10" x 15'10")

**Lounge/Diner**  
3.72m x 6.16m (12'2" x 20'2")

**Kitchen**  
4.22m x 2.69m (13'10" x 8'9")

**Bedroom 3/ Study**  
3.25m x 3.31m (10'7" x 10'10")

**Downstairs Shower Room**  
0.81/1.57m x 2.72m (2'7"/5'1" x 8'11")

### Landing

**Bedroom 1**  
3.72m x 3.33/4.17m (12'2" x 10'11"/13'8")

**Bedroom 2**  
3.31m x 4.17m (10'10" x 13'8")

**Bathroom**  
1.80m x 1.80m (5'10" x 5'10")

### Eaves Storage

### Garage

## Overview

This detached bungalow, elegantly positioned above Landkey Road, commands breathtaking views across the historic town of Barnstaple and the Taw Valley. The property features a generously sized 20ft living room, flooded with natural light from its triple-aspect windows, offering sweeping views of the surrounding landscape. The room further benefits from an electric fireplace, providing a cosy focal point for relaxation and entertaining.

On the ground floor is an adaptable room which provides a versatile space that would be ideal for a variety of uses, perfect for a third bedroom, home office, dining room, or, as it is currently used, a secondary living room. The modern kitchen is a chef's delight, fitted with sleek integrated appliances including a dishwasher, oven, 4-ring hob, washer-dryer and a sink and drainer, whilst enjoying a delightful outlook over the south-facing rear garden. A contemporary shower room completes the ground floor layout.

Upstairs, the property boasts two dormer bedrooms, both enjoying elevated views over the stunning countryside. Between the bedrooms, a well-appointed family bathroom provides easy access to a three-piece suite, offering comfort and functionality for family living.

Sandford Close is located on the outskirts of Newport, a highly sought-after suburb of Barnstaple, offering excellent amenities such as local shops, including a convenience store, butcher, and greengrocer. Newport also boasts outstanding schools like Newport Primary School (Ofsted rated outstanding in 2015) and Park Secondary School. Additional facilities include a medical center, dental surgery, and a public house. Barnstaple, the regional hub of North Devon, is just a short drive away, offering a wide range of business and leisure facilities, including shopping centers, live theatre, and sports centers. The area is well-connected, with a sprinter train service to Exeter and easy access to the A361/North Devon Link Road. The stunning North Devon coastline, featuring beaches like Instow, Saunton, Croyde, and Putsborough, is just 7 to 10 miles west of Newport, perfect for sailing, fishing, and surfing.

## Outside

The exterior of this charming detached bungalow is just as inviting as its interior. To the front of the property, a well maintained lawn enhancing the curb appeal, creating a welcoming first impression. The driveway provides a parking space conveniently situated alongside the attached garage, making access both easy and practical.

Side access leads to the rear of the property, where the true beauty of the outdoor space unfolds. The south-facing rear garden can also be accessed directly from both the kitchen and the living room, ensuring a seamless connection between indoor and outdoor living. The private garden is thoughtfully laid out, featuring a combination of a lawn and patio.

Beyond the rear garden lies a field, often home to grazing livestock, adding a touch of rural charm. Whether you're enjoying a quiet morning coffee on the patio or simply gazing out from the garden, the natural surroundings offer a peaceful and picturesque backdrop to this lovely home.



## Services

Mains Water, Drainage and Electric.  
Oil Fired Central Heating.

## Council Tax band

D

## EPC Rating

E

## Tenure

Freehold

## Viewings

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

