



1 SOUTH HAYES COPSE, LANDKEY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2025



## 3 Bed Semi Detached Home

1 South Hayes Copse, Barnstaple, North Devon, EX32 0UZ

Guide Price

**£300,000**

- 3 Bed Semi Detached Home
- Majority PVC Double Glazed
- Splendid Cul De Sac Position
- Enclosed Secure Garden
- Popular Village Location
- Off Road Parking & Garage

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

Call  
or email

## Directions

From Barnstaple leave the town in the direction of the A361 North Devon Link Road. Take a turning to the right off the North Devon Link Road signposted Landkey and Swimbridge and enter the village passing the Castle Inn Public House. After a Short distance the entrance to South Hayes Copse will be seen on the left hand side of the road. No 1 will be found immediately on your left upon entering the development.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.  
Our company registration number is 04753854 and we are registered in England and Wales.





## Room list:

### Storm Porch

#### Entrance Hall

1.99m x 2.92m (6'6" x 9'6")

#### Cloakroom

0.95m x 1.42m (3'1" x 4'7")

#### Lounge

3.37m x 4.53m (11'0" x 14'10")

#### Kitchen/Dining Room

2.56m x 4.54m (8'4" x 14'10")

#### Landing

#### Bedroom 1

3.10m x 4.55m (10'2" x 14'11")

#### Bedroom 2

2.60m x 2.36m (8'6" x 7'8")

#### Bedroom 3

2.60m x 2.09m (8'6" x 6'10")

#### Family Bathroom

2.40m x 1.67m (7'10" x 5'5")

#### Garage

5.32m x 3.12m (17'5" x 10'2")

## Overview

Upon entering, a storm porch before the open hallway. To the right, the bright and airy living room features a bay window, creating a bright and spacious atmosphere.

The modern kitchen diner is well-equipped with a range of base and eye-level units, an electric oven with a gas hob, and a fitted sink with drainer. There are designated fittings for a dishwasher and washing machine, along with space for a fridge and freezer. A handy understairs cupboard provides additional storage, while a convenient downstairs WC completes the ground floor.

Upstairs, three well-proportioned bedrooms; two doubles and a single. These are served by a centrally located family bathroom, featuring a three-piece suite with a bath, overhead shower, WC, and sink.

This home boasts excellent curb appeal, with a well-maintained frontage that enhances its welcoming feel. A double-length driveway provides ample off-road parking and leads to a single garage, complete with power and an up-and-over door. The garage also benefits from a loft space, offering accessible and practical storage—far easier to use than a traditional loft.

To the rear, the low-maintenance garden is thoughtfully designed with stone chippings and a patio area, perfect for outdoor seating and entertaining. A raised flower bed along the rear border is home to established trees, adding privacy to this peaceful outdoor space.

## Services

All Mains Services Connected

## Council Tax band

C

## EPC Rating

C

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple - Lettings branch on

