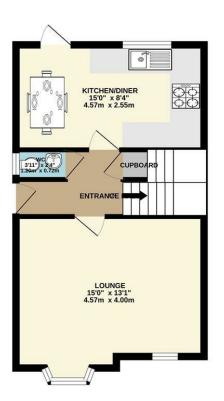




GROUND FLOOR



1ST FLOOR

### **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.

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Guide Price

1 South Hayes Copse, Barnstaple, North Devon, EX32 OUZ

3 Bed Semi Detached Home

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

£300,000

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### 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

# EPC Rating

## Tenure

Freehold

## Viewings

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





## Location

Landkey is a charming village located in the beautiful North Devon countryside, offering scenic walks, a friendly local pub, and easy access to nearby amenities. Just on the outskirts of Barnstaple, the administrative and commercial centre of North Devon, it enjoys the perfect blend of rural serenity and town convenience.

Barnstaple itself, set in the stunning River Taw valley, offers a wide range of services, including modern shopping options, banking, schools, and recreational facilities like a theatre, cinema, and leisure centre. The vibrant town combines historic market charm with contemporary amenities.

For beach lovers, the golden sands of Woolacombe, Croyde, and Instow are all within a short drive, offering excellent spots for family outings. With the A361 North Devon Link Road and Barnstaple's train station, residents have easy access to Exeter and beyond, making this area perfectly connected for both work and leisure.

## 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")

