



Directions

Head out of Barnstaple on the A361. Take the first turning right after the speed camera signposted to Landkey/Swimbridge. Upon entering the village, take the turning left into Barleycorn Fields and first left again into Cherry Tree Drive and the property will be seen on the left hand side with number displayed.

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for free!**

Call 01271 327878
or email barnstaple@phillipsland.com

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A Lovely 3 Bedroom Detached Home

1 Cherry Tree Drive, Landkey, Barnstaple, EX32 0UE

Asking Price

£349,950

- POPULAR VILLAGE LOCATION
- LOW MAINTENANCE REAR GARDEN
- GARAGE WITH OFF ROAD PARKING
- ENSUITE TO MASTER BEDROOM
- CLOSE TO LOCAL AMENITIES
- MODERN, EASY TO MAINTAIN ACCOMMODATION



Room list:

Entrance Hall

WC

Lounge
5.09 x 3.12 (16'8" x 10'2")

Kitchen
2.56 x 2.79 (8'4" x 9'1")

Dining Room
2.81 x 2.44 (9'2" x 8'0")

Conservatory
4.01 x 2.12 (13'1" x 6'11")

Bedroom 1
3.59 x 2.88 (11'9" x 9'5")

En-Suite Shower Room

Bedroom 2
3.22 x 2.81 (10'6" x 9'2")

Bedroom 3
3.23 x 2.20 (10'7" x 7'2")

Bathroom
1.99 x 1.98 (6'6" x 6'5")

Garage
5.74 x 2.70 (18'9" x 8'10")

Overview

Located in the desirable village of Landkey with convenient access to Barnstaple, this immaculately maintained three-bedroom detached house offers comfortable and stylish living throughout. Featuring PVCu double glazing and gas-fired central heating, the home is ready for immediate enjoyment.

The welcoming entrance hall includes a generous under-stairs cupboard and a convenient cloakroom. The spacious lounge boasts dual aspect windows and a wall mounted electric fire, while the separate dining room opens to a bright PVCu double glazed conservatory with French doors leading to the garden—perfect for entertaining and enjoying distant countryside views.

The well-appointed kitchen offers a range of wall and base units, ample work surfaces, a 4-ring electric hob with extractor, sink unit, plumbing for washing machine and dishwasher, additional appliance space, and a door to the outside.

Upstairs, the principal bedroom enjoys dual aspect windows, built-in double wardrobes, and a stylish en-suite shower room with a large, fully tiled enclosure. Bedroom two is a generous double with scenic views, and bedroom three is a comfortable single. The family bathroom features a modern white suite with shower over bath, wash basin, WC, and part-tiled walls.

Services

All main services connected

Council Tax band

D

EPC Rating

Tenure

Freehold

Viewings

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

