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## Modern 2 Bed Semi-Detached Home

19 Harford Way, Landkey, Barnstaple, EX32 0FG

Guide Price

**£240,000**

- NHBC Warranty Remaining
- Immaculate Condition Throughout
- CHAIN FREE!
- Well Landscaped Garden
- Popular Village Location
- Fitted Wardrobes
- Modern Kitchen & Bathroom
- Two Parking Spaces
- UPVC Double Glazing

## Directions

Heading out of Barnstaple on the North Devon Link Road (A39) proceed to turn left towards Landkey onto Blakes Hill Road, turn left onto Birch Road then take the third right onto Harford Way. Follow the road as it reaches near the bottom of the estate where number 19 is on the left-hand side with the number clearly displayed.

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## Overview

Located in the highly sought after village of Landkey, this well-presented 2-bedroom semi-detached home offers a perfect blend of modern comfort and village charm, with convenient access to Barnstaple and surrounding amenities.

The ground floor features a stylish fitted kitchen with an integrated oven, hob, fridge/freezer, and a sink with drainer, all set within sleek cabinetry offering excellent storage. To the rear, the bright and spacious lounge-diner benefits from patio doors opening out to the garden and an understairs storage cupboard, making the most of the available space. A ground floor WC adds to the practicality.

Upstairs, the property offers two generous double bedrooms, each with fitted wardrobes, providing plenty of built-in storage. The bathroom is finished to a modern standard and includes a three-piece suite comprising a vanity sink unit, WC, and a bath with overhead shower, ideal for both busy mornings and relaxed evenings. Throughout the home, oak internal doors add a high-quality touch.

Outside, the rear garden has been tastefully landscaped, with a patio area perfect for outdoor dining and paved stepping stones leading to a raised decking area, ideal for enjoying sunny afternoons. To the rear of the garden is a large storage shed, installed by the current owners, along with pedestrian side access. The driveway to the front provides parking for one to two vehicles.

Constructed 6 years ago, the property also benefits from the remainder of its NHBC warranty.

## Services

All Mains Services Connected

## Council Tax band

B

## EPC Rating

B

## Tenure

Freehold

## Viewings

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



## Outside

Landkey; this peaceful yet well-connected setting offers a range of local amenities, including a welcoming pub and the well-regarded Landkey Primary School, just a short walk away. A regular bus service links the village directly to Barnstaple, while the nearby Millennium Green, with its historic Mazzard orchard, provides a lovely space for walks and outdoor enjoyment.

Close by, Newport adds to the convenience with a convenience store, butcher, greengrocer, and medical and dental practices. Families benefit from access to excellent schooling, including the Outstanding-rated Newport Primary School and Park Secondary School.

Just a short drive away, Barnstaple serves as North Devon's main hub, offering a wide range of shops, restaurants, and leisure facilities, including the Green Lanes Shopping Centre, theatre, leisure centre, and Tarka Tennis Centre. The town also provides a direct train link to Exeter, while the A361 North Devon Link Road ensures easy travel further afield.

For lovers of the coast, the stunning beaches of Instow, Saunton, Croyde, and Putsborough are just a short drive away—ideal for surfing, sailing, and scenic coastal walks.



## Room list:

**Entrance Hall**  
3.07m x 0.97m (10'0" x 3'2")

**Kitchen**  
3.17m x 1.70m (10'4" x 5'6")

**Living Room/Diner**  
4.69m x 3.89m (15'4" x 12'9")

**WC**  
1.81m x 1.04m (5'11" x 3'4")

**Landing**

**Bedroom 1**  
2.94m x 3.31m (9'7" x 10'10")

**Bedroom 2**  
2.94m x 3.13m (9'7" x 10'3")

**Bathroom**  
2.00m x 1.79m (6'6" x 5'10")

**Driveway Parking**