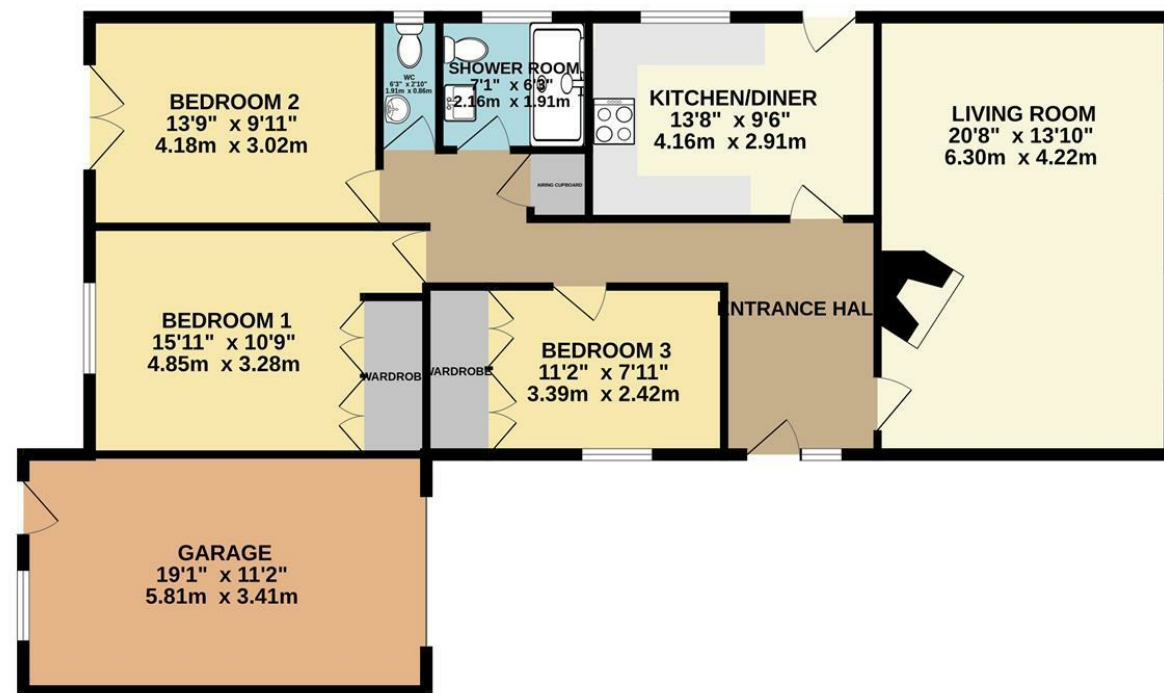


GROUND FLOOR



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.
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3 Bed Bungalow - Detached

9 St. Keyes Close, Landkey, Landkey, Barnstaple, EX32 0HF

Guide Price

£325,000

- Generous Plot
- Well Presented Bungalow
- Popular Village Location
- Log Burner
- Modern Kitchen
- Landscaped Garden
- Garage & Driveway Parking
- Recently Redecorated
- Plenty of Storage

Directions

Heading out of Barnstaple on the North Devon Link Road (A39) proceed to turn left towards Landkey onto Blakes Hill Road, follow along until a sharp right hand turning onto Manor Road. Again follow along the road until another right hand turning onto Bakery Way, then take a right hand turn into St Keyes Close. Number 9 will be situated on your left.

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Room list:

Entrance Hallway

Living Room
6.43m x 4.22m (21'1" x 13'10")

Kitchen Diner
4.16m x 2.90m (13'7" x 9'6")

Bedroom 1
3.69m x 3.28m (12'1" x 10'9")

Bedroom 2
4.17m x 3.02m (13'8" x 9'10")

Bedroom 3
3.38m x 2.41m (11'1" x 7'10")

Shower Room
2.15m x 1.87m (7'0" x 6'1")

WC

Garage
5.80m x 3.40m (19'0" x 11'1")

Overview

This beautifully presented three-bedroom bungalow offers an exceptional blend of space, comfort, and convenience, further enhanced by front and rear gardens and gated off-street parking for multiple vehicles.

The interior is thoughtfully designed to suit modern living, with a generous open-plan living and dining area that provides an elegant yet welcoming space for both relaxing and entertaining, complemented by an attractive log burner. The kitchen is finished to a high standard, featuring sleek work surfaces, premium AEG and Bosch appliances, and plentiful storage. Three well-proportioned bedrooms offer versatile accommodation, ideal for family living, hosting guests, or creating a refined home office.

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Landkey is also quite famous for its Mazzard fruit which was discovered by local farmers in the early 1900s. Landkey Parish Council has rescued Mazzard trees from the brink of extinction. The sweet cherry was once common in North Devon, but had almost died out when the parish council won a grant to pave the way for creating a new orchard as part of a wider Millennium Green project.

Landkey itself offers a village hall, shop, church, primary school and local pub. Although a rural location, Landkey is ideally situated, being only 3 miles from North Devon's regional centre of Barnstaple. Barnstaple offers a wide range of facilities with its local and high street shops, train and bus stations, theatre and leisure facilities.

Services

All Mains Services Connected

Council Tax band

C

EPC Rating

Tenure

Freehold

Viewings

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

