



**WOOLLIAMS**

Property Services

Guide price £270,000

Meadow Close, Landkey, Barnstaple, EX32 0NB



2

Bedrooms



1

Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |  
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At the front, a well-tended lawn and vibrant flowerbeds create inviting curb appeal, while a spacious driveway provides off-road parking for three vehicles and leads to a secure single garage. Step inside to discover a warm, well maintained interior with living spaces that are thoughtfully arranged to offer both functionality and comfort, ideal for relaxed living and entertaining. To the rear, a private courtyard-style garden provides a peaceful retreat—perfect for enjoying a morning coffee or unwinding at the end of the day. A tasteful rear extension enhances the home's versatility, offering additional living space suitable for a home office, guest room, or cosy snug.



Nestled in the desirable village of Landkey, this delightful two-bedroom semi-detached bungalow offers a harmonious blend of comfort, style, and practicality. Perfectly suited for those seeking a tranquil village lifestyle, this well-presented home is full of charm and thoughtful features.

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This charming bungalow is a rare find in a sought-after location—an ideal choice for anyone looking to enjoy the serene surroundings of village life without compromising on modern conveniences.

**Entrance Lobby** *6.36m x 1.18m (20' 10" x 3' 10")*  
UPVC double glazed door off. This is a double aspect with five windows and two ceiling skylights, four recess spotlights vinyl floor covering, open access to

**Sun Room/Office/Hobbies Room** *4.22m x 2.29m (13' 10" x 7' 6")*  
There are two skylights, UPVC double-glazed French doors to the rear garden, a radiator, and vinyl floor covering.

**Entrance Hall**  
UPVC double glazed door off, access to lost space, radiator, shelved boiler cupboard housing wall mounted combination gas fired boiler feeding hot water and central heating system, vinyl floor covering.

**Lounge** *5.27m x 3.45m (17' 3" x 11' 4")*  
UPVC double glazed French doors that leads to the garden, this room enjoys country views in the distance. Feature brick fireplace with fitted living flame gas fire, double radiator, laminate flooring.

**Kitchen** *3.22m x 2.57m (10' 7" x 8' 5")*  
A double aspect room enjoying country glimpses. Range of high gloss grey kitchen units with brushed steel handles comprising an inset one and a half sink unit with mixer tap, drawers, cupboards and space below with plumbing for washing machine. Working surface with inset gas hob and built-in oven, cooker hood above, range of cupboards below. Range of wall units, part tiled walls, radiator, vinyl floor covering.

**Bedroom 1** *3.91m x 3.02m (12' 10" x 9' 11")*  
Radiator, fitted carpet.

**Bedroom 2** *2.99m x 2.53m (9' 10" x 8' 4")*  
Radiator, fitted carpet.

**Shower Room** 1.92m x 1.63m (6' 4" x 5' 4")

Having fully tiled walls and a white suite comprising of a corner shower cubicle with curved glass doors, Mira Enthuse shower unit, vanity wash basin with mixer tap, cupboards below, low-level WC, heated towel rail, ceramic tiled floor.

**Detached Garage** 7.34m x 2.55m (24' 1" x 8' 4")

Metal up and over door, lighting, power connected, personal door off. There is a partition dividing the garage, which can be removed very easily if required.

**Outside**

The property enjoys a pleasant sunny west-facing aspect with a gravel driveway providing access to the garage and offering car parking for three vehicles. There is a lawn front garden with well tended flowerbeds, whilst a pedestrian gate provides access to an enclosed yard adjacent to the garage behind which is a small timber framed garden shed. Access leads behind the bungalow to a smaller enclosed courtyard garden with a paved patio area bordered by gravel and a brick paved raised flowerbeds and a variety of bushes.

**Services**

Mains water, gas, electricity, and drainage connected.

**Council Tax**

Band B - Please note council tax bandings can be reassessed after a change of ownership, for further information please contact the local authority.

**EPC**

Rating C

**Tenure**

Freehold

**Viewings**

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or [www.woolliamspropertyservices.com](http://www.woolliamspropertyservices.com)

**Directions**

[what3words//caused.joys.locals](#)

**Useful Information**

To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, etc why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)



## Floor Plan



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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