



Floor Plan
Floor area 67.6 m² (727 sq.ft.)

TOTAL: 67.6 m² (727 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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**30 BARLEYCORN FIELDS, LANDKEY
BARNSTAPLE, EX32 0UD**

Chequers Estate Agents are proud to present this modern detached bungalow, situated within a village location, benefitting from a garage, driveway parking for 3 vehicles and a wonderful south facing rear garden with lovely countryside views. No onward chain!



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£350,000

- MODERN DETACHED BUNGALOW
- SOUGHT AFTER EDGE OF VILLAGE LOCATION
- GARAGE AND PARKING FOR 3 CARS
- SPACIOUS LOUNGE WITH DINING AREA
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- BATHROOM AND ENSUITE SHOWER ROOM
- LOVELY SOUTH FACING LANDSCAPED GARDEN
- WONDERFUL COUNTRYSIDE VIEWS
- SUMMERHOUSE AND DETACHED STORAGE OUTBUILDING
- CLOSE TO LOCAL AMENITIES AND EXCELLENT ROAD LINKS



Chequers Estate Agents are thrilled to present this modern detached bungalow, situated within an edge of village location, and part of the sought after Barleycorn Fields development. The property was built just over twenty two years ago by Chichester Homes, and is nestled in an attractive, good size plot, benefitting from a lovely south facing rear garden, that enjoys some wonderful countryside views.

The bungalow is set within a quiet cul-de-sac, with easy access, private driveway parking for three cars and a large garage with up and over door to the front and door providing pedestrian access to the rear. There is a gated pathway down one side of the property, low maintenance garden area to the front and a very useful area to the other side, where you will find a detached storage outbuilding measuring approx 3.28m x 1.90m. There is also additional space for water butts, bin storage and possibly compost area. The rear garden itself has been beautifully landscaped with patio and lawn areas, well maintained borders, feature pond and summer house, that takes advantage of the lovely views. It really is a very peaceful and tranquil area to relax, entertain and allow pets to potter.

The accommodation itself is well presented throughout, with an appealing layout, easy access wider doorways and well proportioned rooms. After entering the property, you are greeted by a bright and welcoming hallway, with cloakroom, airing cupboard and access to the loft. The main living room is a generous space, with dining and seating areas, along with patio doors leading out to the rear garden. The kitchen is well fitted and offers everything you would expect, including a range of cupboards and drawers, gas hob, built in electric grill and space for the usual white goods. There are two double bedrooms, with both benefiting from a range of quality fitted wardrobes and cupboards. Bedroom one also offers an ensuite shower room and to complete this fabulous homes accommodation is a well presented bathroom. A great property in a highly desirable location.

Council tax band 'C'
EPC rating 'C'

ENTRANCE HALL

Bright and spacious welcoming entrance hallway, loft hatch, airing cupboard, fitted carpet.



LOUNGE / DINER 19'8" X 13'5" (6.01 X 4.09)

Generous living room with double glazed window to rear aspect, double glazed patio doors leading to the rear garden. Two radiators, space for dining table, fitted carpet.

KITCHEN 10'3" X 7'4" (3.14 X 2.25)

Double glazed window to side aspect, range of fitted cupboards and drawers, built in gas oven with grill and four ring gas hob with extractor over, sink with draining board, space and plumbing for washing machine, space for fridge/freezer, ample work surface areas, radiator, vinyl flooring.

BEDROOM ONE 9'4" X 15'7" (2.85 X 4.77)

Double glazed window to front aspect, radiator, range of fitted wardrobes and cupboards, fitted carpet, door to ensuite.

ENSUITE 5'6" X 6'3" (1.69 X 1.92)

Double glazed window to side aspect, radiator, suite comprising low level W.C, shower cubicle, hand basin, fitted vanity cabinet, vinyl flooring.

BEDROOM TWO 7'11" X 10'10" (2.43 X 3.32)

Double glazed window to front aspect, radiator, range of fitted wardrobes and drawers, fitted carpet.

BATHROOM 8'1" X 7'1" (2.48 X 2.16)

Double glazed window to side aspect, radiator, bath with shower and screen, low level W.C, hand basin, fitted vanity cabinet, vinyl flooring.

OUTSIDE

To the front of the property is a private driveway providing parking for three cars. This leads to a good sized garage with up and over door to the front and door to the rear giving pedestrian access to the garden. A gated pathway leads down one side of the property, with the other side offering a very useful storage outbuilding, with additional space for bins, water butts and possibly a compost area. There is also a small low maintenance garden area to the front. To the rear is a beautiful landscaped garden, with patio and lawn areas, attractive borders, feature pond and summer house that takes advantage of the lovely views. There is also an additional covered seating area at the bottom of the garden.

NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.