

Floor Plan

Floor area 87.1 sq.m. (937 sq.ft.)

TOTAL: 87.1 sq.m. (937 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



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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Energy Efficiency Rating	
Current	Potential
	87
71	

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

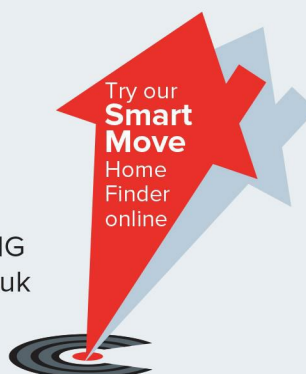
Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

COUNCIL BAND C



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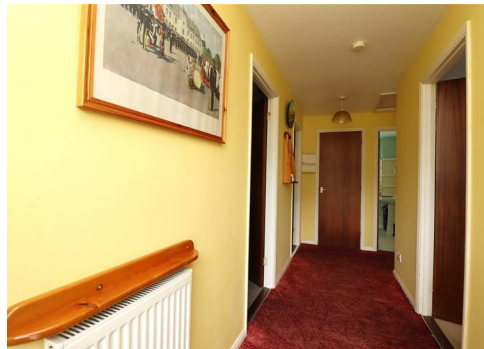
**4 ST. JAMES CLOSE, LANDKEY
 BARNSTAPLE, EX32 0PA**

Chequers Estate Agents are delighted to offer for sale this spacious and light two bedroom bungalow in a highly sought after and convenient location of Landkey. Benefiting from a single garage, driveway as well as a fully enclosed established garden. This property is available to the market with no onward sales chain.

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6250 000

- SPACIOUS AND LIGHT LINK DETACHED BUNGALOW
- ATTRACTIVE FITTED KITCHEN OVERLOOKING THE REAR ELEVATION
- SPACIOUS AND LIGHT LIVING ROOM
- TWO BEDROOMS AND A SHOWER ROOM
- DRIVEWAY AND SINGLE GARAGE
- FULLY ENCLOSED GARDEN OFFERING A HIGH DEGREE OF PRIVACY
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES AND FACILITIES
- NO ONWARD SALES CHAIN
- PEACEFUL VILLAGE LOCATION



Chequers Estate Agents welcomes you to view this spacious and light two bedroom link detached bungalow situated in the heart of Landkey. The property is located in a peaceful cul-de-sac and is available to the market with no onward sales chain.

The accommodation briefly comprises: a welcoming entrance hallway with a well-proportioned kitchen with views onto the rear garden, a spacious and light living room, two bedrooms and a shower room. Bedroom one is a lovely double bedroom and overlooks the rear garden and bedroom two is well-proportioned, being light and spacious.



To the front of the property there is a driveway providing off road parking and this leads to the single garage. To the rear of the property is a south facing garden, which offers a high degree of privacy and is the perfect space to enjoy a morning coffee or for pets to potter. The garden is laid mainly to lawn with flower borders planted to a variety of shrubs and plants and there is a useful timber workshop.

The location provides easy access to nature and outdoor activities, with easy access to local amenities, including a village shop, pub and school.



Overall this truly is a lovely bungalow and Chequers Estate Agents recommend an internal inspection to appreciate what the property has to offer.

The popular village of Landkey offers great village amenities which include an outstanding primary school, and a village inn with restaurant. An extensive village millennium green space with stream, which provides for family adventures and safe off-road dog walking. There are a network of paths linking to the Tarka Trail and nature reserve at Harford Woods. Landkey has an active community with a village hall hosting a variety of clubs and activities for all ages and a football club.



LOCATION - BARNSTAPLE

Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a pannier market, and a theatre. The A361 North Devon Link Road provides convenient access to the M5 Motorway. Further sandy beaches and coastal walks at Saunton, Croyde, Coddon Hill and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short walk or drive.

ENTRANCE HALLWAY

A welcoming entrance hallway with level access to all internal rooms. Useful airing cupboard with shelving, access to loft, radiator, fitted carpet.

LOUNGE 14'10 X 12'03 (4.52M X 3.73M)

A spacious and light living room with UPVC double glazed window to front elevation overlooking the front garden, radiator, fitted carpet.

KITCHEN 12'03 X 7'10 (3.73M X 2.39M)

An attractive fitted kitchen with matching wall cabinets, drawers and base units. Inset single bowl sink set into work surface with cupboard below. Integrated single Neff oven with microwave and 4 ring hob with extractor above, space and plumbing for washing machine, and space for fridge freezer. Radiator, vinyl flooring, UPVC double glazed window overlooking the garden and door leading to the side of the property.

BEDROOM ONE 12'06 X 12'03 (3.81M X 3.73M)

A light and airy double bedroom with UPVC sliding doors to garden, radiator, fitted carpet.

BEDROOM TWO 11'1 X 7'10 (3.38M X 2.39M)

UPVC double glazed window to front elevation, radiator, fitted carpet.

SHOWER ROOM 6'10 X 6'06 (2.08M X 1.98M)

A three piece suite comprising corner electric shower with a splashback surround, W.C, pedestal wash hand basin, UPVC double glazed opaque window to rear elevation, radiator, vinyl flooring.

OUTSIDE

To the front of the property is a small garden laid to lawn with shrub border. The driveway allows private off road parking and leads to the single garage / workshop.

A side access gate leads to the rear of the property where there is a fully enclosed south facing garden laid to lawn with well established shrubs. The garden also has a patio area, perfect for alfresco dining with family and friends. The garden is a beautiful space to listen to the bird and enjoy a morning coffee.

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.