

STAMP
DUTY
INCENTIVES



New House - Plot 3 Willow House, Four Oaks Close

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Landkey, Barnstaple, Devon EX32 0LN

Local amenities at Landkey & access to the North Devon Link Road close by. Barnstaple centre, 10 minutes. The Coast & Exmoor, within easy access,

A brand new detached quality chalet style residence on a small select development of just 3 properties on the fringe of a favoured village close to Barnstaple.

- Brand new detached chalet house
- Sitting room, Kitchen/Dining Room
- Landscaped Garden
- Double Garage, 10 Year Guarantee
- Council Tax Band TBC
- Hall, Cloakroom, Utility Room
- 3 En Suite Bedrooms - 1 on ground floor
- ASHP heating, Double Glazed
- Anticipated completion May 2024
- Freehold

Guide Price £775,000

SITUATION & AMENITIES

Four Oaks Close is a small, select, private development of 3 dwellings, although a fourth has recently been constructed adjacent (which is a similar design to plot 3) with its own separate access. The site is level and bounded by mature hedging. There are pleasant views toward Coddan Hill in one direction and open countryside in the other. The close is accessed off a 'no through' lane on the semi-rural outskirts of Landkey village, around half a mile from the village centre which offers an outstanding primary school, a popular public house (offering part time shopping/post office facilities), there is an historic church and village hall as well as regular bus services to Barnstaple and South Molton. The village also enjoys easy access to the A361 North Devon Link Road, which provides a link to the historic regional centre of Barnstaple, less than 10 minutes by car, offering an extensive range of local and national retail shops, supermarkets, high street banks, primary and secondary schooling, a further education college, theatre, cinema, leisure centre, numerous restaurants and public house, combining modern shopping amenities with a bustling market atmosphere, along with the District Hospital on the periphery. The famous Tarka Trail is within easy striking distance, providing a walk or cycle along the River Taw to Braunton, the coastal village of Instow and beyond. From Barnstaple the A361 provides access to Tiverton and the M5 (Junction 27) within around 45 minutes. There are main line intercity rail links available at Exeter and Tiverton Parkway. The nearest international airports are at Exeter and Bristol. The popular sandy beaches of Saunton (also with championship golf course, although there is a golf course very close by at Portmore), Croyde, Woolacombe and Instow are all within easy access. Landkey is surrounded by picturesque countryside, providing a wealth of recreational activities including; walking, horse riding, cycling, fishing etc. To the north east, Exmoor National Park offers beautiful moorland scenery with many foot and bridle paths, running down to the stunning North Devon Coast. For those interested in private schooling, there are reputable prospects at Bideford, West Buckland and Tiverton.



DESCRIPTION

This private cul-de-sac of just three properties are all constructed to a high specification, by Glen Burnie Property Developers Ltd (This company's last development was in Parkham, near Bideford, where the standard of build can be viewed externally, the appropriate postcode for a drive by is EX39 5PQ). The three properties all offer accommodation covering approximately 165 square metres / 1776 square foot (excluding garages).

Plot 3 is a chalet style residence, which will offer on the ground floor; Entrance Hall, Cloakroom, Living Room, Dining Room/Kitchen, Utility Room, Master Bedroom, En-Suite (which may suit those who cannot manage stairs or for 'future proofing'). First floor; 2 Bedrooms, 2 Bathrooms. There is an Attached Double Garage, Additional Parking and Large Garden, within which is an established concealed outbuilding.

All three units will benefit from double glazed windows, underfloor air source heat pump, central heating, and Builds Zone 10-year guarantee. Construction of all three is traditional, bespoke options are possible, subject to the juncture of build/cost implications. Flooring is in oak on the ground floor, with carpets (choice) on first floor. The access is to be tarmacked and the drives will be block paved. Gardens are to be landscaped, including terraces and lawns. All the plots back on to due South. There will be a restriction against motor homes or caravans being parked on the driveways.

A full specification (which may be subject to change), is available upon request from the selling agents.

SERVICES

There will be mains electricity and water, superfast broadband and solar panels within the roof tiles. The SAP ratings is approximately 100 for Plot 3.

VIEWINGS

Strictly by appointment with the selling agent, Barnstaple office 01271 322 833 / barnstaple@stags.co.uk

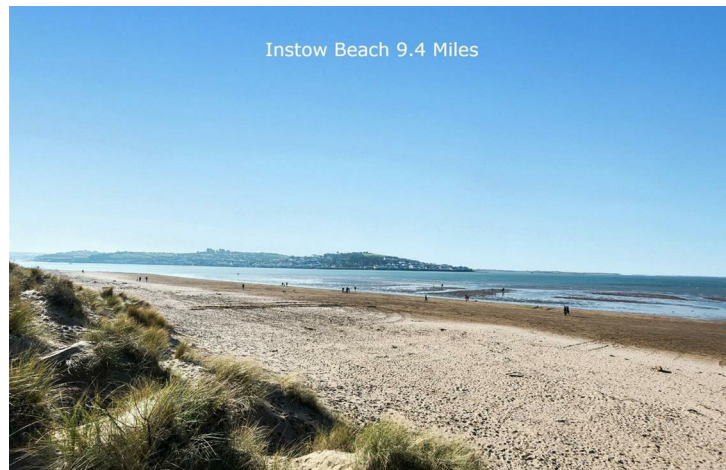
In order to comply with health and safety requirements, visitors to site will be required to wear a hard helmet and high vis jacket, which the agents can provide.

DIRECTIONS

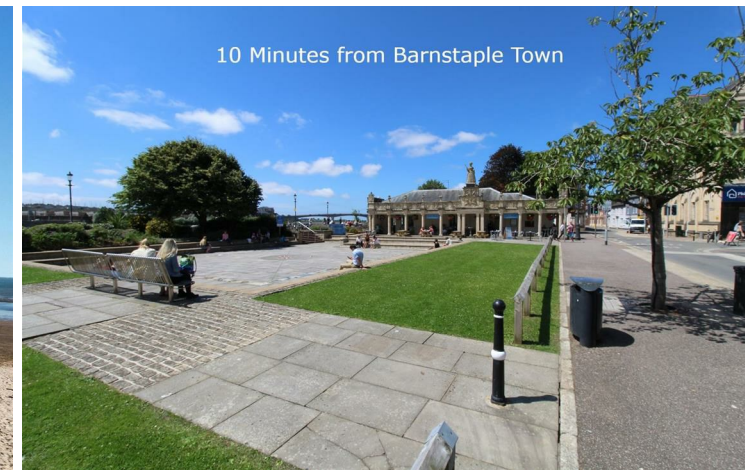
Leaving Barnstaple on the North Devon Link Road, take the first turning right at the new roundabout, signed Landkey and Swimbridge. Within a short distance, turn right into Four Oaks Close and the development will be seen on the left-hand side.



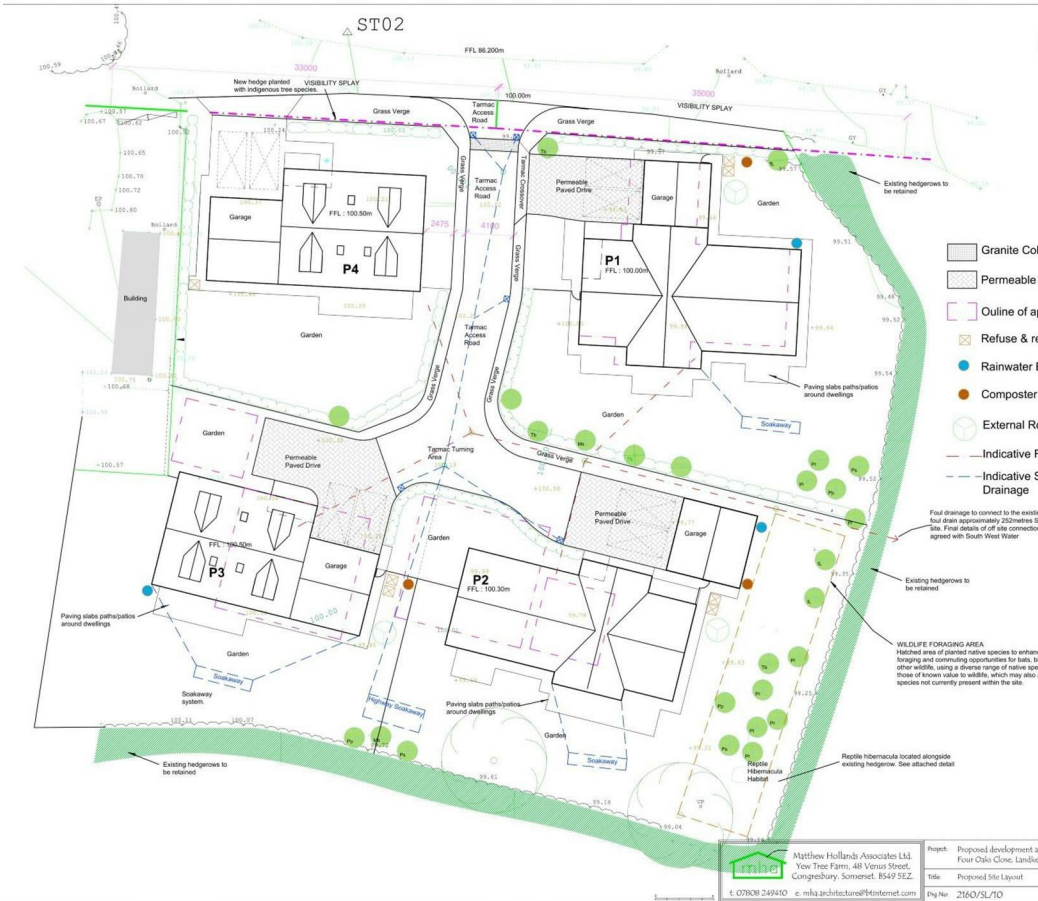
Saunton Sands



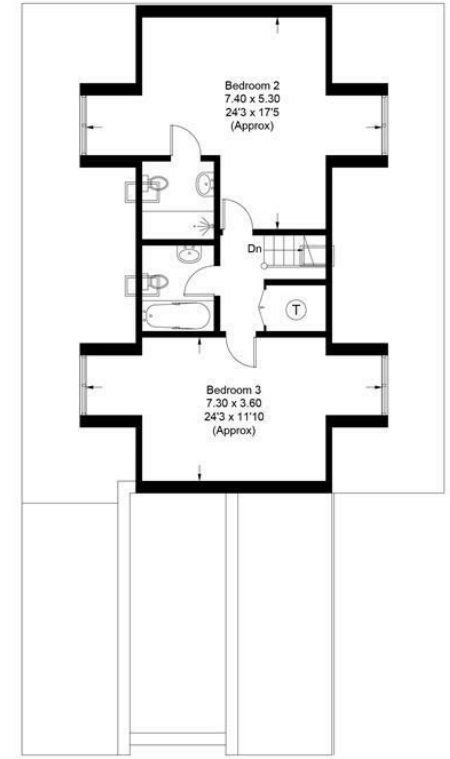
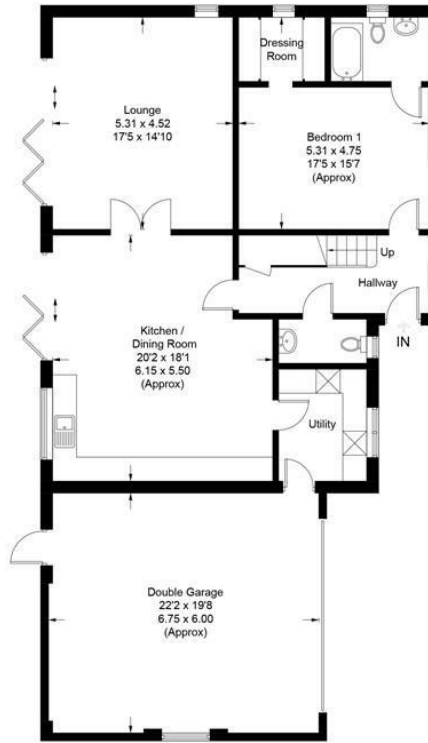
Instow Beach 9.4 Miles



10 Minutes from Barnstaple Town



Approximate Gross Internal Area = 207.6 sq m / 2234 sq ft
 (Including Garage)



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID985941)



Energy Efficiency Rating		Current	Potential
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	

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