



5, Meadow Close



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Landkey, Barnstaple, Devon EX32 0NB

Close to the village centre and bus services. Barnstaple 10 minutes. North Devon Link Road a few minutes.

A 4/5 bedroom detached chalet style property in a popular village with no onward chain.

- Detached Chalet Style Property
- Countryside Views
- 4/5 Bedrooms
- Wet room and Shower Room
- Pretty Garden
- Gas Fired Central Heating
- Double Glazing
- No Onward Chain
- Council Tax Band C
- Freehold

Guide Price £350,000

SITUATION AND AMENITIES

The property is situated in a private lane, no through road of only 5 similar properties, the property is conveniently situated within a short and level walk to a regular bus services into Barnstaple. Landkey village is generally regarded as one of the most sought after locations in which to live, as the village retains many of its facilities. Amenities include; The Castle Inn Public House, which serves food, a well regarded primary school, parish church. Also within a short walk is the Millennium Greenspace with stream and provides a safe space for children to play as well as dog walking.

The nearby village of Swimbridge offers further amenities including pub, which also serves food, and further primary school. Located between Landkey and Swimbridge is Venn Valley Vineyard which is one of only a few vineyards in North Devon and has an onsite café and hosts evening food events. The property is just 6 miles from West Buckland village and is therefore within the West Buckland school catchment area. Barnstaple, North Devon's regional centre, is about 5 miles and houses the area's main business, commercial, leisure and shopping venues, as well as the North Devon District hospital. Fast road access to the area is provided by the A361, North Devon Link Road, which connects directly with the M5 at Junction 27, where there is also a main line railway station on the London Paddington line at Tiverton Parkway. There is also easy access to Exmoor National Park to the north east, offering excellent walking and riding. The property is also well located for exploring the whole of the North Devon area, including the dramatic coastline which at its nearest lies about 8 miles beyond Barnstaple and includes some of the best beaches in the South West at Crocyle, Putsborough, Saunton (also with championship golf course) and Woolacombe to name but a few.



DESCRIPTION

A two storey chalet style property in need of general updating and offered with no onward chain. The accommodation briefly comprises; Entrance porch and hall, sitting room with stairs to first floor, three further downstairs rooms, wet room, kitchen, utility/lobby, garden room. On the first floor there are two bedrooms and a shower room. Outside there is parking at the front with a gated drive and an enclosed garden, gated access at the side leads to a mature rear garden. The property enjoys countryside views at the rear. The layout of the accommodation with approximate dimensions is more clearly identified on the accompanying floorplan.

GROUND FLOOR

ENTRANCE PORCH with inner door leading to HALLWAY with fitted carpets. Door off to LIVING ROOM dual aspect room with sliding doors to front and window to side, fitted carpet, coal effect gas fire with tiled fireplace and surround, stairs off to first floor landing (described later). KITCHEN overlooking rear garden, matching wall and base units, stainless steel sink and drainer with mixer tap, space for white goods and freestanding cooker, cupboard housing hot water cylinder, wood effect laminate flooring. Door off to UTILITY/LOBBY with door to front, wall mounted Valiant gas boiler, space for freestanding fridge freezer and white goods, ceramic sink with mixer tap, tiled splashback, doorway through to GARDEN ROOM and door leading out to sun terrace. BEDROOM 1 window to front. BEDROOM 2 window to side, currently used as a dining room. BEDROOM 3 window to rear overlooking garden, currently used as a snug. WET ROOM opaque window to rear, tiled walls, dual flush WC, electric shower, wall mounted hand wash basin, wall mounted dimplex heater.

FIRST FLOOR

Stairwell with skylight leading to LANDING. BEDROOM 4 window overlooking rear garden and enjoying views of surrounding countryside, fitted carpets, storage in eaves. BEDROOM 5 with skylight, fitted carpets, storage in eaves. Special note – in the centre of the room is the chimney stack. SHOWER ROOM with skylight, coloured suite comprising WC, pedestal wash basin, tiled shower cubicle, fitted carpets.

OUTSIDE

At the front of the property is an ENCLOSED GARDEN, gated driveway and COVERED CARPORT. Gated access to the side leading to REAR GARDEN with outside light and cold water supply. Void storage beneath the property. SUN TERRACE and paved pathway at the bottom of the garden. TWO GARDEN SHEDS. Two areas of lawn and stocked borders with a wide variety of plants and shrubs.

SERVICES

All services connected. Gas fired central heating.

According to Ofcom, Ultrafast broadband is available at the property and there is the likelihood of coverage from several mobile phone networks. For more information please see the Ofcom website: checker.ofcom.org.uk

DIRECTIONS

From the centre of Landkey Village proceed on Blakeshill Road towards Swimbridge, before leaving the village turn left into Meadow Close, the property can be identified by a 'For Sale' board.

WHAT3WORDS//showrooms.animator.sprinkler

LETTINGS

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Approximate Gross Internal Area = 132.2 sq m / 1423 sq ft
(Excluding Carport)

Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1115529)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		63	
(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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