



**Newlands , Barnstaple, EX32 0NB**

**Coming soon £300,000**

TWO Available @ £300,000 each! - Fully renovated 3 bedroom terrace properties with parking, large garden with outbuildings on the outskirts of Landkey, Barnstaple.

## Description

Coming Soon – Two Superb 3 Bedroom Homes in the Idyllic Village of Landkey

We are delighted to introduce not one, but two beautifully refurbished three-bedroom properties, soon to be available in the ever-popular village of Landkey. These homes are being finished to a high standard throughout, offering the perfect blend of modern living with a charming village setting – and with no onward chain, the move couldn't be simpler.

Each property comes complete with:

Stylish brand-new kitchens and bathrooms

Newly fitted flooring, wiring, and gas central heating systems

A light-filled conservatory, ideal for year-round enjoyment

Generous gardens with useful outbuildings, perfect for storage or hobbies

Both on-road and off-road parking for convenience

Situated in a peaceful yet well-connected village, these properties provide the ideal setting for families, professionals, or anyone looking for a move-in ready home with excellent outside space.

For more information, or to arrange an early viewing ahead of completion, please contact us on 01271 377237.

2 Newlands:

Entrance Hall -

Sitting Room - 4.69 x 3.69 (15'4" x 12'1") -

Kitchen/Dining Room - 4.77 overall max x 5.96 overall max (15'7" overall -

Sun Room - 4.75 x 2.16 (15'7" x 7'1") -

Bedroom 1 - 3.83 x 3.11 (12'6" x 10'2") -

Bedroom 2 - 3.32 x 2.76 (10'10" x 9'0") -

Bedroom 3 - 2.84 x 2.82 (9'3" x 9'3") -

Bathroom - 2.39 x 2.37 (7'10" x 7'9")

3 Newlands

Entrance Hall -

Sitting Room - 4.30 x 3.62 (14'1" x 11'10") -

Kitchen/Dining Room - 4'76 max x 5.58 max (13'1"249'4" max x 18'3" max) -

Sun Room - 3.30 x 2.33 (10'9" x 7'7") -

Bedroom 1 - 3.39 x 2.82 (11'1" x 9'3") -

Bedroom 2 - 4.65 x 2.82 (15'3" x 9'3") -

Bedroom 3 - 3.35 x 2.44 (10'11" x 8'0") -

Bathroom - 2.42 x 2.22 (7'11" x 7'3")

## Information

Age - Pre 1800

Tenure - Freehold

Heating - Mains Gas Central Heating via Combi Boiler

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band B

EPC Rating - TBC

Nearest Town - Barnstaple - 3.4 miles

Nearest Bus Stop - 50 yards Meadow Close

Nearest Pub - 0.4 miles to The Castle Inn

Seller's position - No onward chain

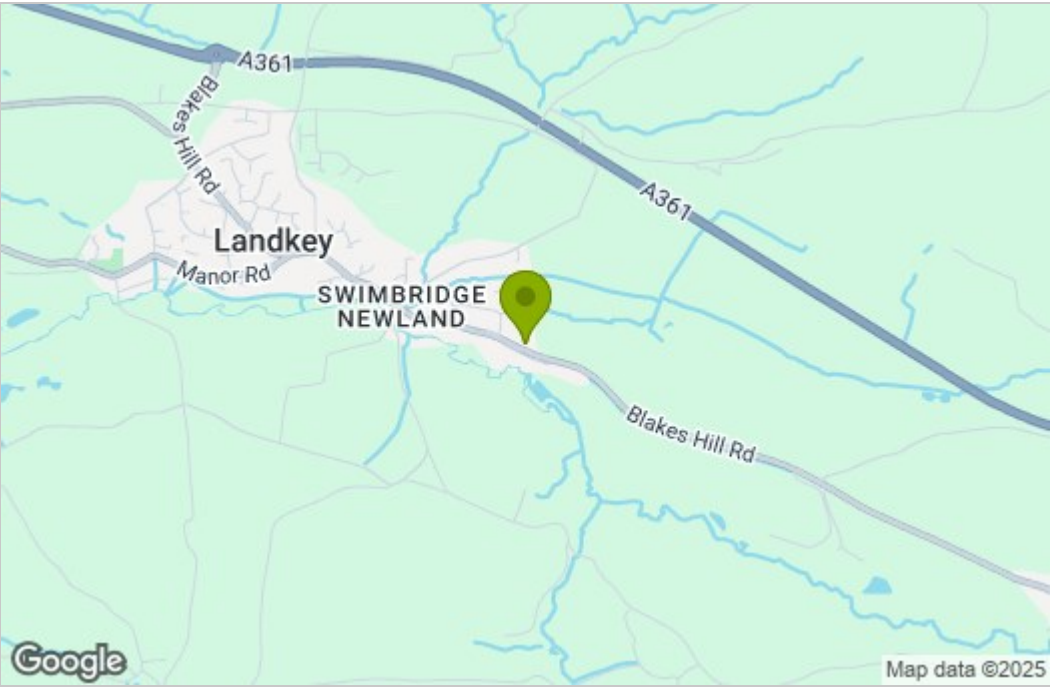


Floor Plan

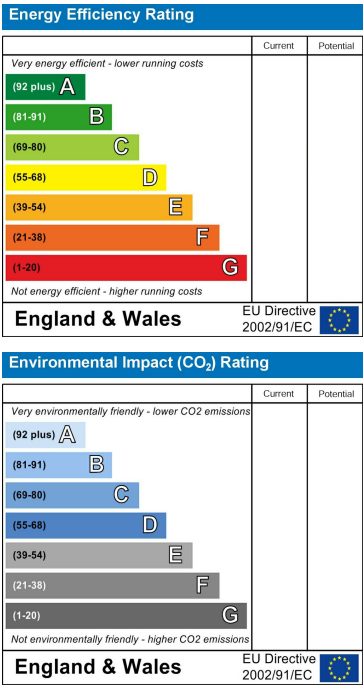


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



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