



**38C Harford Way, Barnstaple, EX32 0FG**

**£285,000**

Ready now! A-rated new home in Landkey featuring solar panels, air source heat pump, underfloor heating, EV charger, parking, and beautiful countryside views — the perfect blend of modern comfort and rural charm.

## Description

Ready for Occupation before Christmas!

Be Among the First! Distinctive New Homes in Landkey – Where Modern Living Meets Countryside Charm

Introducing a rare opportunity to reserve one of just three brand new A-rated homes in a peaceful cul-de-sac in the heart of Landkey, North Devon. These thoughtfully designed properties combine smart energy-efficient features with picturesque rural views – perfect for modern buyers looking to blend lifestyle, location, and long-term value.

About the Home:

Tucked away in a quiet and exclusive new development, this stylish 2-bedroom terraced home offers:

7 Year warranty

Spacious two-bed layout in a cul-de-sac setting

Contemporary kitchen with space-saving pocket door

Handy downstairs WC and cloakroom

Ground-floor underfloor heating for cosy efficiency

Air source heat pump and solar panels

Off-street parking for two vehicles

EV charging provision

Integrated kitchen appliances

Modern 3-piece bathroom with shower

Grey uPVC windows and doors

Turfed rear garden with bin store

Beautiful countryside views

From the underfloor heating to the EV-ready parking, every feature is designed to make day-to-day life comfortable, eco-friendly, and future-proof. Whether you're a first-time buyer, downsizer or investor, these homes offer a rare mix of quality and countryside living — all wrapped up in a small, exclusive development.

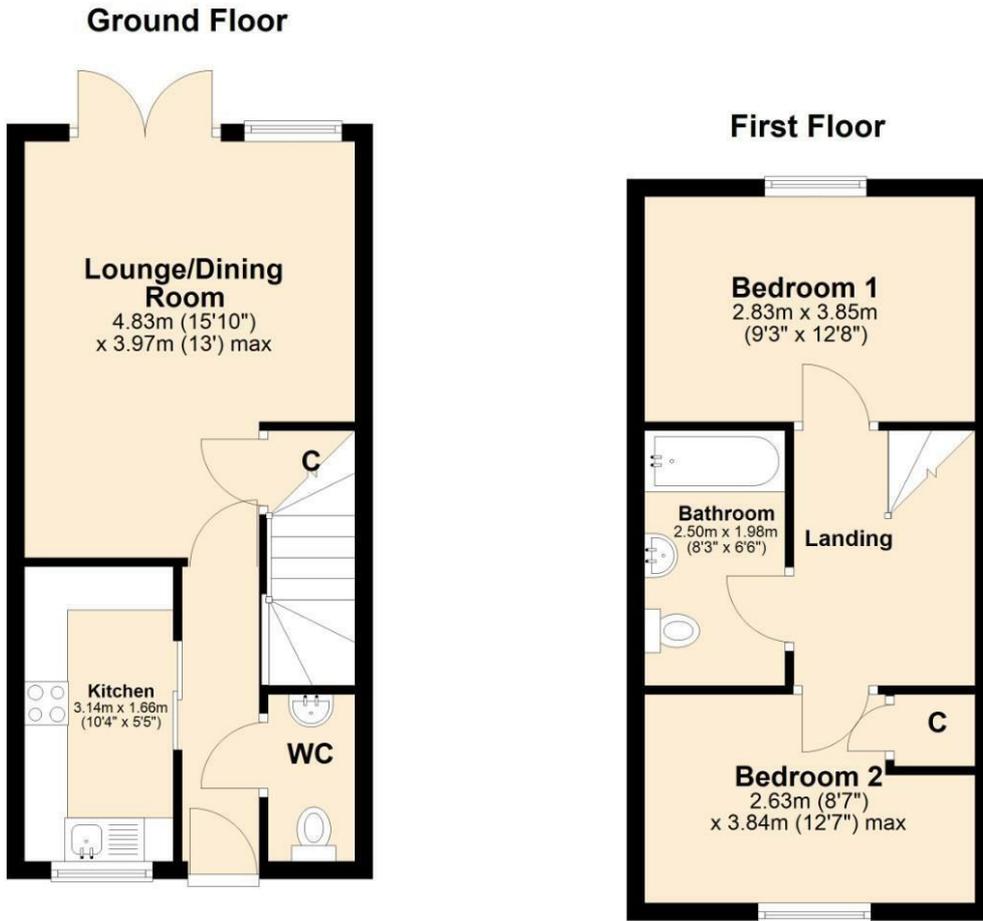
Only three homes available – secure your preferred plot now!

Contact us today to register your interest, view plans, and be among the first to call this fantastic development home.

## Disclaimer

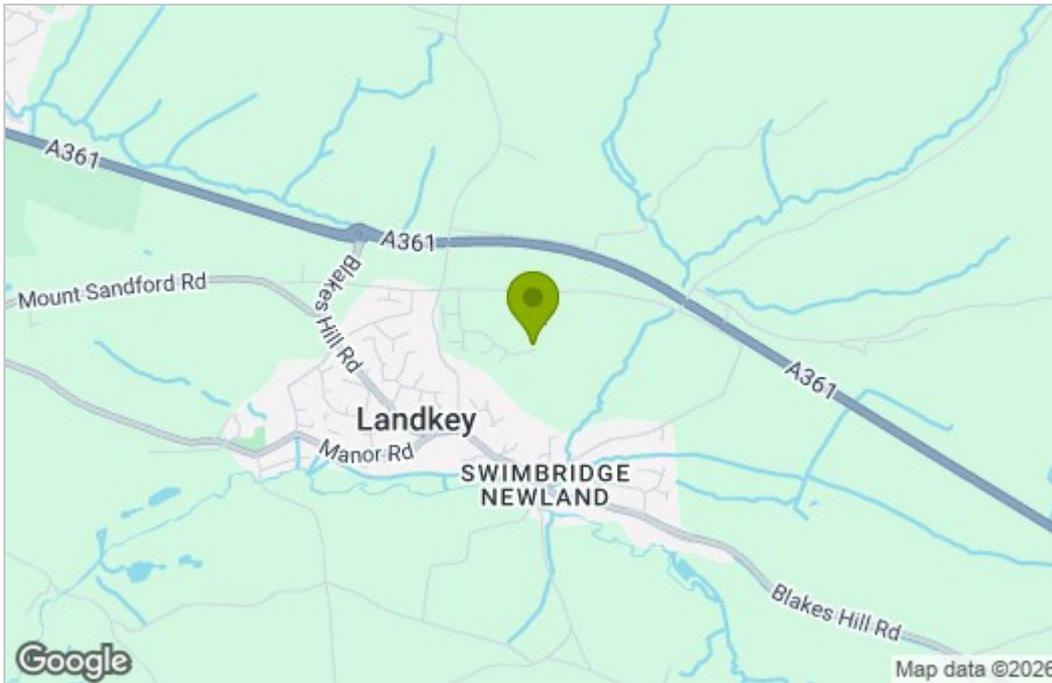
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# Floor Plan

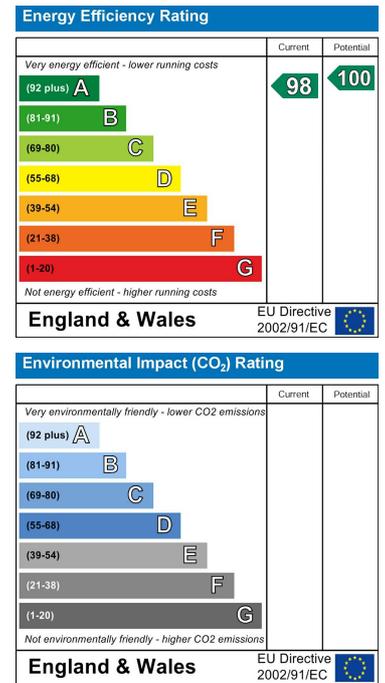


## Harford Way, Landkey

### Area Map



### Energy Efficiency Graph



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