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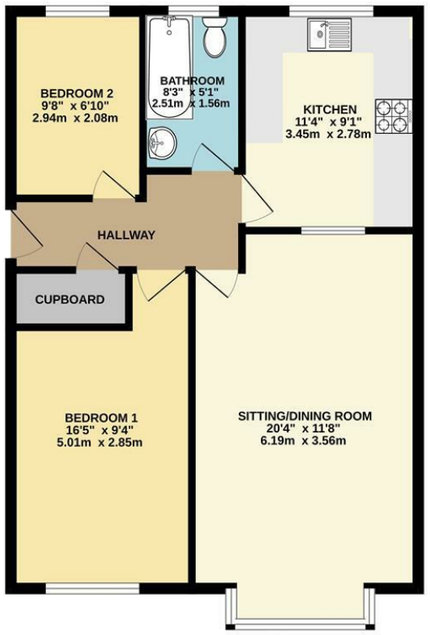
GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 sq.m.) approx.

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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Directions

Heading out of Barnstaple on the North Devon Link Road (A39) proceed to turn left towards Landkey onto Blakes Hill Road, follow along until a sharp right hand turning onto Manor Road. Again follow along the road until another right hand turning onto Bakery Way, the take the immediate left into the communal car park.

Looking to sell? Let us value your property for free!

Call 01271 327878

or email barnstaple@phillipsland.com

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Well Presented Two Bedroom Flat

82 Bakery Way, Landkey, Barnstaple, Devon, EX32 0LJ

Guide Price
£130,000

- Well Presented Kitchen
- Off-Road Parking
- Large & Light Living Area
- Rear Garden

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Overview

A well-presented and spacious two-bedroom top-floor flat, pleasantly positioned within the popular village of Landkey. Offering light and comfortable accommodation, the property benefits from a generous lounge/dining room, separate fitted kitchen, gas central heating and uPVC double glazing, together with communal off-road parking and its own private section of rear garden.

The property is approached via a communal entrance, with stairs rising to the top floor. Once inside, the entrance hallway provides access to the principal rooms along with useful built-in storage.

The lounge/dining room is an excellent size and provides plenty of space for both comfortable seating and a dining table. A large window allows plenty of natural light into the room while enjoying a pleasant outlook, making this a bright and versatile main living space.

The separate kitchen is fitted with a range of cream wall and base units complemented by wood-effect work surfaces and tiled surrounds. There is a stainless steel sink positioned beneath the window, together with an oven and hob which will remain as part of the sale, and space for further freestanding appliances.

There are two bedrooms, with the principal bedroom being a generous double and offering ample space for bedroom furniture. The second bedroom is currently arranged as a combined bedroom and home office, demonstrating its versatility as a guest room, study or additional bedroom.

The bathroom is fitted with a white suite comprising a panelled bath with electric shower over, wash hand basin and WC.

The property further benefits from gas central heating and uPVC double glazing throughout.

Services

All Mains Services Connected

Council Tax band

A

EPC Rating

C

Tenure

Leasehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on
01271 327878

Outside

A particularly appealing feature of the property is its own private section of rear garden. The garden offers a combination of lawn, established planting and paved areas, providing space for outdoor seating and dining. There is also useful garden storage.

Communal off-road parking is available to residents on a non-allocated basis. The existing brochure also records the benefit of a communal drying room serving the top-floor flats.

Landkey is a popular North Devon village situated just a short distance from Barnstaple. The village offers a range of everyday amenities, while nearby Barnstaple provides a comprehensive selection of shops, supermarkets, schools, leisure facilities, restaurants and transport connections.

The property is also conveniently positioned for access to the A361 North Devon Link Road, providing connections towards Tiverton and the M5, while Barnstaple railway station offers services towards Exeter. The surrounding area provides easy access to North Devon's countryside, coastline and popular beaches.

Room list:

Entrance Hall
3.89m x 0.88m/1.78m (12'9" x 2'10"/5'10")

Kitchen
3.45m x 2.64m (11'3" x 8'7")

Lounge Diner
6.27m x 3.56m (20'6" x 11'8")

Bedroom 1
4.10m x 2.90m (13'5" x 9'6")

Bedroom 2
2.95m x 2.08m (9'8" x 6'9")

Bathroom
2.51m x 1.55m (8'2" x 5'1")

Dry Room

Rear Garden

Other Useful Information