Collyers
PROPERTIES

38A Harford Way, Barnstaple, EX32 0FG

£260,000

Flooring now included! EPC estimates approx £320pa for heating, hot water and lighting! Only 2 homes left! A-rated new home in Landkey featuring solar panels, air source heat pump, underfloor heating, EV charger, 2 parking spaces, and beautiful countryside views — the perfect blend of modern comfort and rural charm.

Description

Modern, Energy-Efficient New Homes in Beautiful North Devon

Step onto the property ladder with these thoughtfully designed two-bedroom homes, set within a peaceful cul-de-sac in the charming village of Landkey, North Devon. Combining contemporary living with stunning countryside surroundings, these homes offer the perfect balance of comfort, style, and practicality.

Built by an experienced and trusted local developer, each property showcases high-quality craftsmanship, modern design, and meticulous attention to detail—ensuring a home that not only looks great but performs efficiently for years to come.

Inside, you'll find bright, well-planned living spaces featuring an integrated kitchen, a stylish three-piece bathroom, and clever design touches such as a space-saving pocket door. Underfloor heating throughout the ground floor, powered by an energy-efficient air source heat pump, ensures year-round comfort.

These homes are designed with sustainability in mind, boasting solar panels, an impressive A-rated EPC, and provisions for electric vehicle charging—helping you reduce both your carbon footprint and energy bills.

Outside, each property benefits from off-street parking for two vehicles and a turfed rear garden, ideal for relaxing or entertaining while enjoying the surrounding rural views.

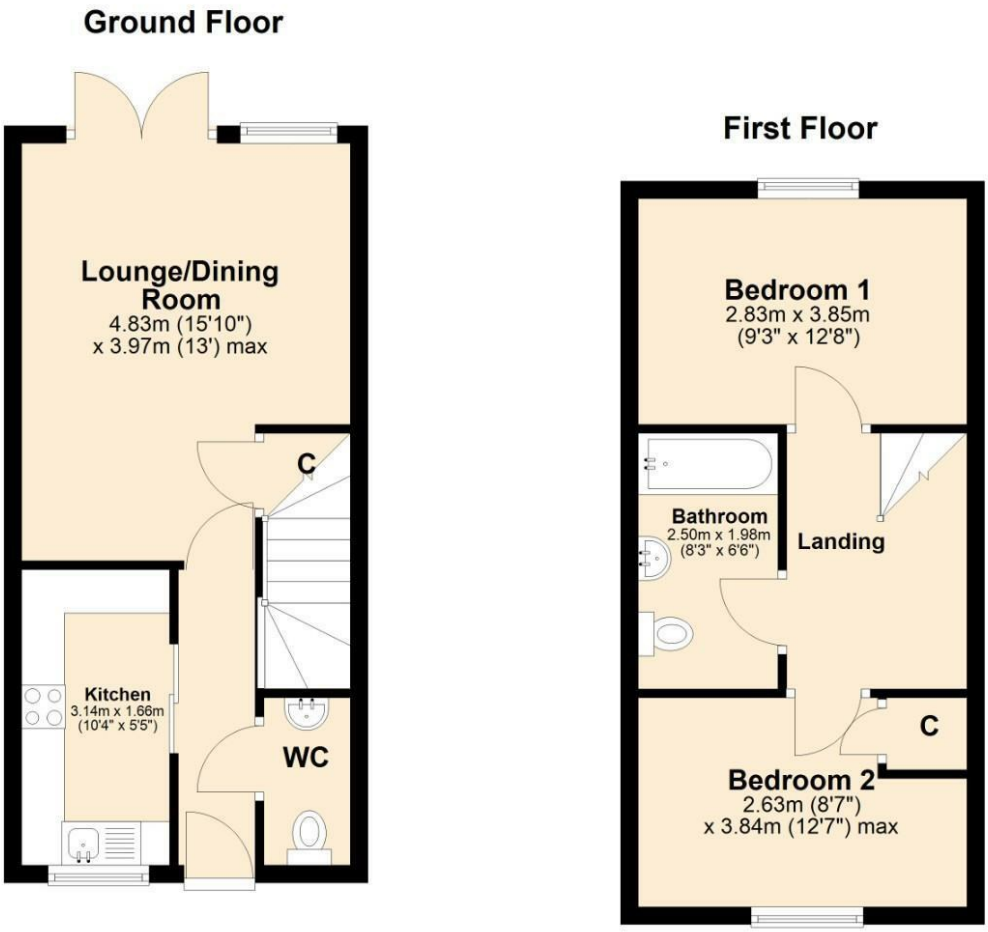
Key Features:
? Two-bedroom terrace homes in a quiet cul-de-sac
? Contemporary integrated kitchen
? Ground floor underfloor heating
? Air source heat pump & solar panels
? A-rated energy efficiency
? EV charging provision
? Off-street parking for two cars
? Turfed rear garden with countryside views
? Within a 30 minute drive to famous Devon beaches Woolacombe, Croyde and Saunton Sands

Whether you're a first-time buyer or looking for a low-maintenance, energy-efficient home, this development offers a fantastic opportunity to enjoy modern living in a tranquil North Devon setting. Where everyday feels like a holiday.

Disclaimer

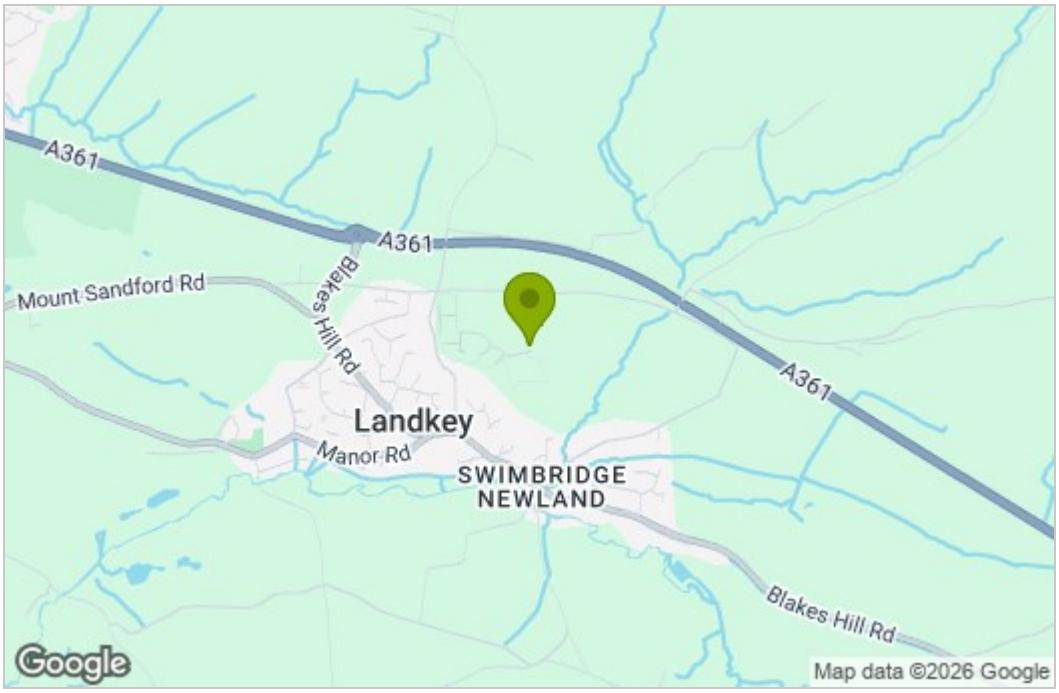
Disclaimer: Some images used in this listing are computer-generated (CGI) for illustrative purposes only. They are intended to provide a visual representation of how the property may look once completed. The final finish, layout, fixtures, and fittings may differ from those shown in these images. Prospective purchasers should rely on their own inspections and the legal documentation provided.

Floor Plan

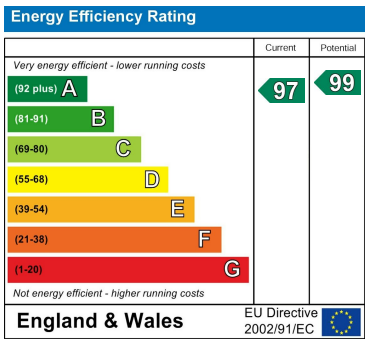


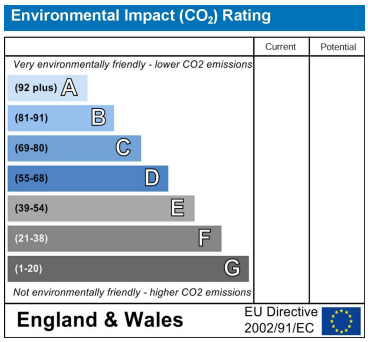
Harford Way, Landkey

Area Map



Energy Efficiency Graph





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Suite 103 Artavia House, Barnstaple, Devon, EX32 8HG
Tel: 01271377237 **Email:** enquiries@collyers.biz
78 Fore Street, KINGSBRIDGE, Devon, TQ7 1PP