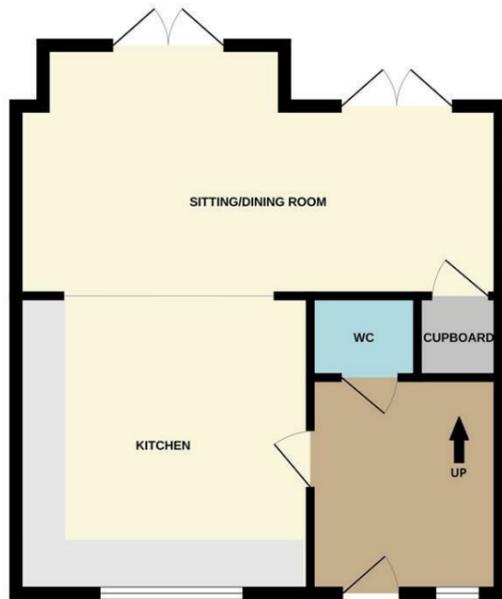


GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 996 sq.ft. (92.5 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.
Made with Metropix ©2025



Directions

From Barnstaple square leave the town passing the Albert Clock on your right and follow the signs for the (A361). Proceed along the North Devon link road turning right at the Landkey junction, proceed up the hill bearing around to the left and after passing the bus shelter turn right into Vicarage Road, proceed all the way to the bottom and at the junction the properties will be found on the corner.

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

Call 01271 327878
or email barnstaple@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in England and Wales.

Stunning Brand New 3 Bed Home

1 Kings Gardens Manor Road, Landkey, Barnstaple, EX32 0JJ

Asking Price

£350,000

- Brand New Home
- 3 Good Size Bedrooms
- 2 Off Road Parking Spaces
- En-Suite to Bed 1
- Generous Rear Garden
- No Ongoing Chain



Room list:

Entrance Hall

WC

Kitchen

4.03 x 4.00 (13'2" x 13'1")

Sitting/Dining Room

6.59 max x 3.63 narrowing 2.58
(21'7" max x 11'10" narrowing 8'5")

Bedroom 1

3.37 x 2.94 (11'0" x 9'7")

En-Suite Shower Room

Bedroom 2

3.66 x 3.28 (12'0" x 10'9")

Bedroom 3

3.20 x 2.61 (10'5" x 8'6")

Bathroom

2.10 x 1.98 (6'10" x 6'5")

Overview

Nestled in the charming village of Landkey, Barnstaple, this brand new detached house on Manor Road offers a perfect blend of modern living and comfort. Being 1 of 2 new homes with three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The master bedroom features an en-suite bathroom, providing a private sanctuary for relaxation. Built by the most reputable Lane Homes, you can rest assured that your new home was constructed of high quality materials and the best craftsmanship,

The heart of the home is the open plan living area, which creates a warm and inviting atmosphere, perfect for entertaining guests or enjoying family time. The design maximises natural light, making the space feel airy and bright.

In addition to the spacious reception room, the property boasts two bathrooms, ensuring convenience for all residents. The thoughtful layout enhances the functionality of the home, catering to the needs of modern living.

This delightful home is not just a property; it is a lifestyle choice, offering the tranquillity of village life while being just a short distance from the amenities of Barnstaple. With its contemporary design and practical features, this house is a must-see for anyone looking to settle in a welcoming community.

Agents Note: The images have been virtually staged for illustrative purposes and are not dressed when it comes to viewing.

Outside

To the front of the properties and for those with vehicles, the property includes two dedicated parking spaces, a valuable asset in this desirable location. Side pedestrian access leads to the rear garden which has an attractive patio leading from the house with glass balustrading with the remainder of the garden being laid to lawn all enclosed by fencing.

Services

All main services connected

Council Tax band

To be assessed

EPC Rating

To be assessed

Tenure

Freehold

Viewings

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

