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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, turn left onto Birch Road then take the third right onto Harford Way. Follow the road as it reaches near the bottom of the estate where number 52 will be found on the right hand side with the number clearly displayed.

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

Call 01271 327878

or email barnstaple@phillipsland.com

Superb 3 Bedroom Home

52 Harford Way, Landkey, Barnstaple, Devon, EX32 0FG

Asking Price

£295,000

- NHBC Warranty Remaining
- Popular Village Location
- Large, Fantastic Garden
- Excellent Condition Throughout
- Modern Kitchen & Bathroom
- Two Parking Spaces

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Overview

This is a beautifully presented three bedroom home with a superb enclosed garden, in one of Barnstaple's most popular villages. As you step through the front door there is a welcoming hallway with a useful cloakroom, setting the tone for a home that has been kept in lovely order throughout.

To the front, the kitchen is bright and well appointed, with sleek white units, a generous run of worktop, integrated double oven and space for the everyday essentials. The window above the sink looks out over the front of the property, so you can keep an eye on comings and goings while the kettle boils.

At the heart of the home is the sitting and dining room, a genuinely generous space running the full width of the rear of the house. There is easily room for a proper sofa, a dining table for six and still floor space left for toys or a Christmas tree. French doors open straight out onto the garden, filling the room with light and making the whole ground floor feel bigger than the numbers suggest. In the warmer months you will find yourself leaving them open all day.

Moving upstairs, the principal bedroom is a real surprise, a long, restful room with built in wardrobe space, a private en suite shower room and a window that catches the light beautifully in the morning. Bedroom two is a comfortable double, perfect for guests or an older child, and bedroom three works well as a nursery, a single room or a quiet home office. The family bathroom completes the first floor, finished in crisp white tiling with a bath and shower over.

Services

All main services connected

Council Tax band

C

EPC Rating

B

Tenure

Freehold

Viewings

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

Room list:

Entrance Hall

Cloakroom

Kitchen

Sitting/Dining Room

Bedroom 1

En-Suite Shower room

Bedroom 2

Bedroom 3

Outside

The south facing rear garden is the star here, and it is bigger than you would expect. A level lawn is edged with mature planting and roses, with a paved patio directly outside the French doors for morning coffee and a second seating terrace tucked at the far end, a proper sun trap for al fresco dining on those long North Devon evenings. There is a timber shed for bikes and the whole plot is enclosed by fencing, so it is safe for children and pets, with gated side access.

To the front there is a lawned garden behind a neat hedge, a paved path to the door and allocated parking.