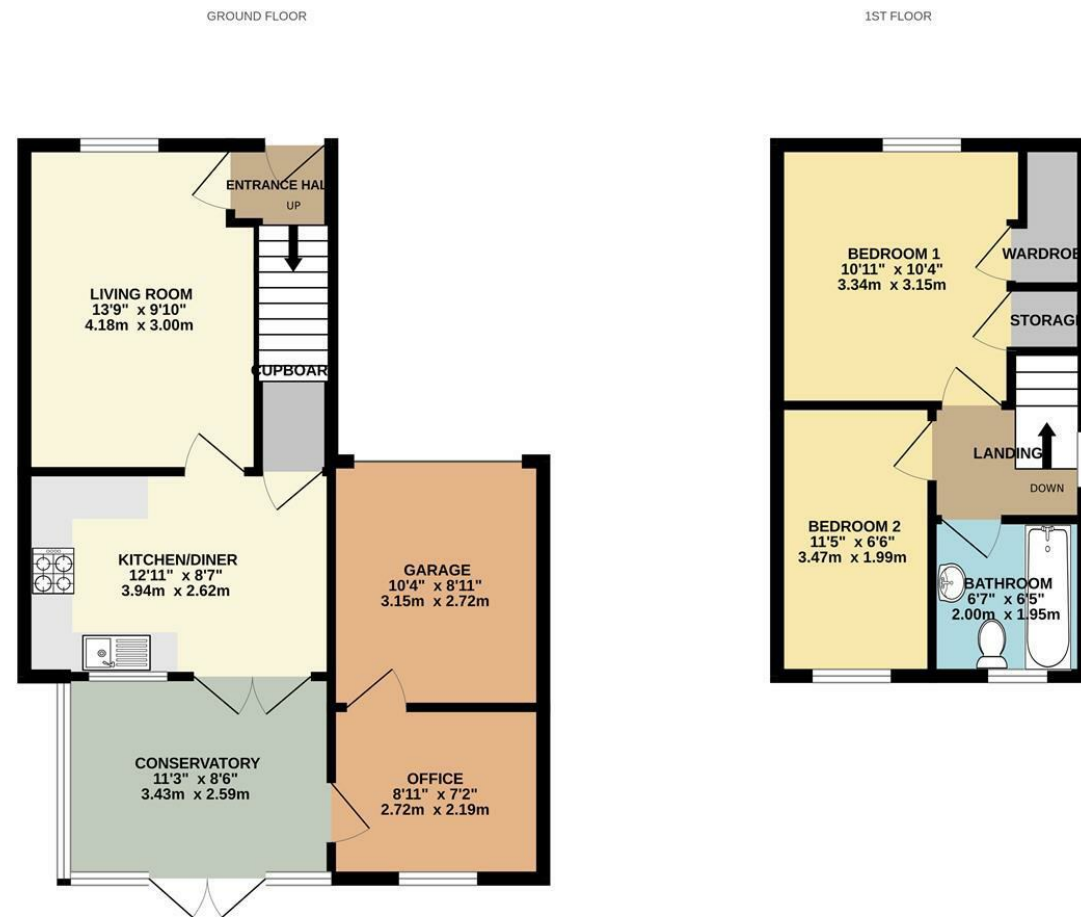
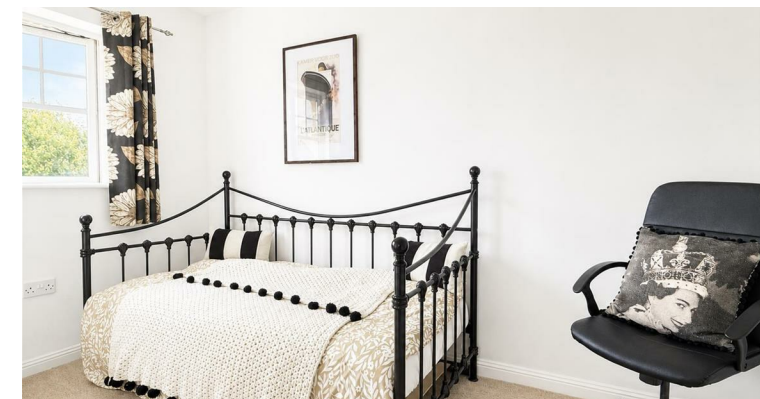




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metropix ©2024



2 Bed House - Semi-

6 Barleycorn Fields, Landkey, Barnstaple, Devon, EX32 0UD

Guide Price

£235,000

- Popular Village Location
- CHAIN FREE!
- Conservatory
- Garage and Driveway Parking
- Plenty of Storage
- UPVC Double Glazing

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.



Room list:

Entrance Hall

Living Room
4.17m x 3.00m (13'8" x 9'10")

Kitchen/Diner
3.94m x 2.62m (12'11" x 8'7")

Office
2.19m x 2.72m (7'2" x 8'11")

Landing
1.40/2.49m x 1.90m (4'7"/8'2" x 6'2")

Bedroom 1
3.34m x 3.15m (10'11" x 10'4")

Bedroom 2
3.48m x 1.99m (11'5" x 6'6")

Bathroom
2.00m x 1.91m (6'6" x 6'3")

Conservatory
3.43m x 1.98m (11'3" x 6'5")

Garage
3.15m x 2.82m (10'4" x 9'3")

Outside

Overview

This charming two-bedroom semi-detached house in Landkey offers comfortable living spaces with added versatility. The property includes a spacious conservatory, providing a bright extra room perfect for dining, relaxing, or entertaining. The converted garage enhances functionality, with a large storage area and a separate insulated room ideal for a home office study.

The kitchen-diner is well-equipped with an electric oven and four-ring gas hob, making it a practical space for meal preparation. The cosy living room, located at the front of the property, overlooks the front garden, creating a welcoming environment.

Upstairs, you'll find two bedrooms and a well-appointed three-piece bathroom with a bath, overhead shower, WC, and sink. The primary bedroom features a fitted wardrobe and handy overstair storage. Additional storage options include a spacious loft, making it easy to keep the home organised.

Outside, to the rear, the property features a lovely garden, thoughtfully laid out with both patio and lawn areas. The patio provides an inviting spot for a morning coffee or outdoor dining, while the lawn offers space for gardening or relaxation. A practical garden shed is also located here, providing convenient outdoor storage for tools and equipment. This outdoor area is perfect for enjoying the peaceful surroundings and makes a wonderful extension of the home.

Services

Type your text here

Council Tax band

B

EPC Rating

C

Tenure

Freehold

Viewings

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

