



**38B Harford Way, Barnstaple, EX32 0FG**

**£259,000**

Only 2 Homes Left! Ready now, A-rated new home in Landkey featuring solar panels, air source heat pump, underfloor heating, EV charger, parking, 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

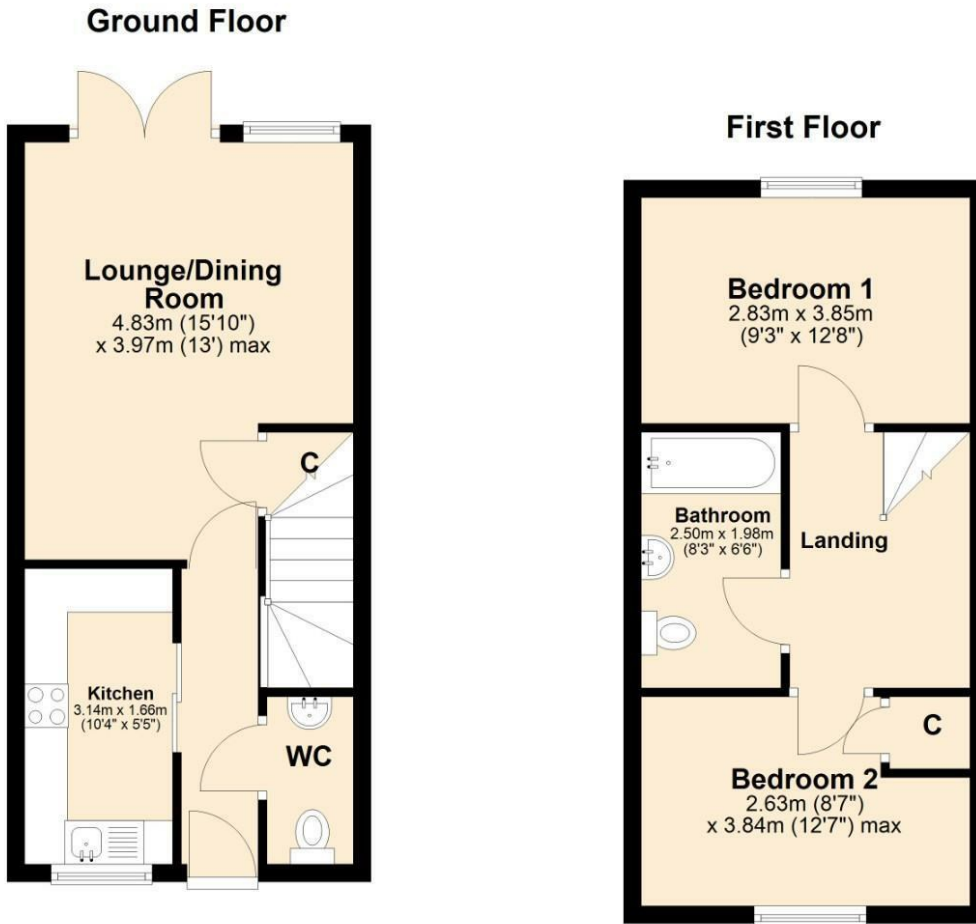
Whether you're a first-time buyer or looking for a low-maintenance, energy-efficient home, this development offers a fantastic opportunity to enjoy modern living in a tranquil North Devon setting. Where everyday feels like a holiday.

#### Disclaimer

Disclaimer: Some images used in this listing are computer-generated (CGI) for illustrative purposes

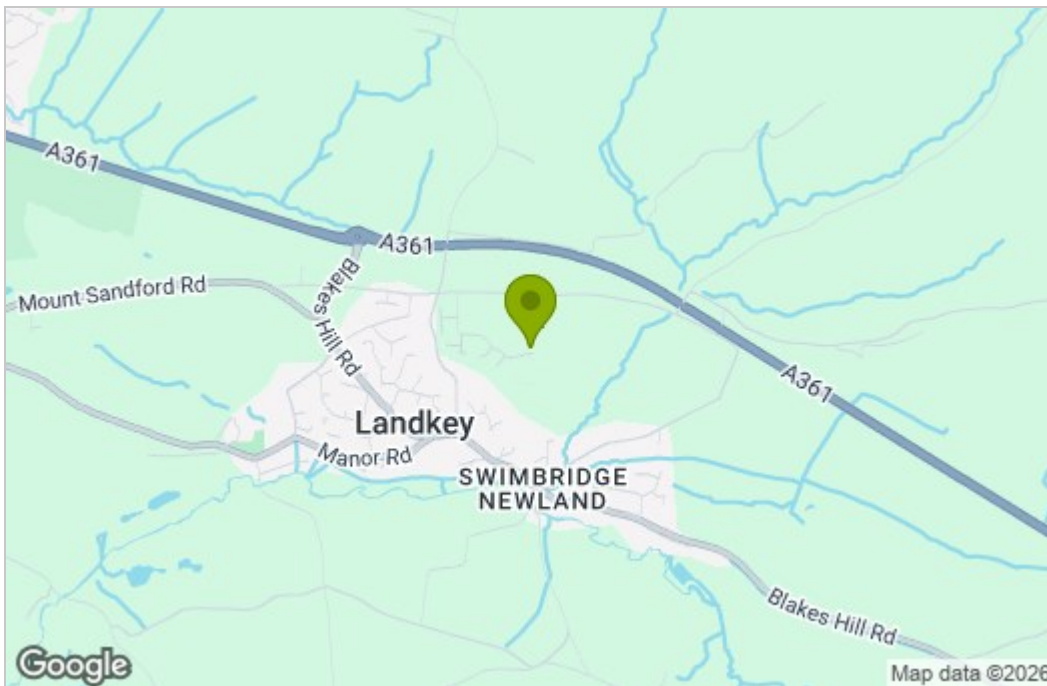
only. They are intended to provide a visual representation of how the property may look once completed. The final finish, layout, fixtures, and fittings may differ from those shown in these images. Prospective purchasers should rely on their own inspections and the legal documentation provided.

# Floor Plan

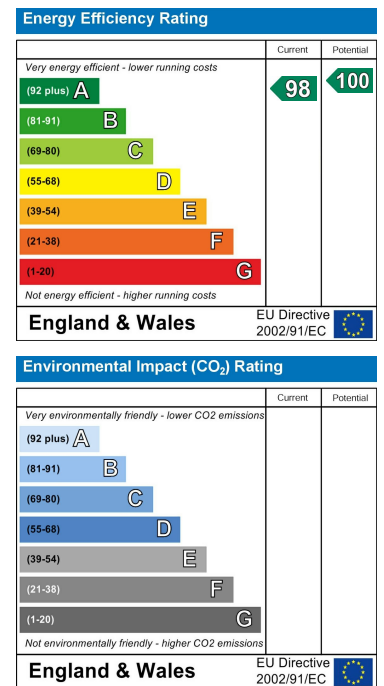


## Harford Way, Landkey

### Area Map



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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