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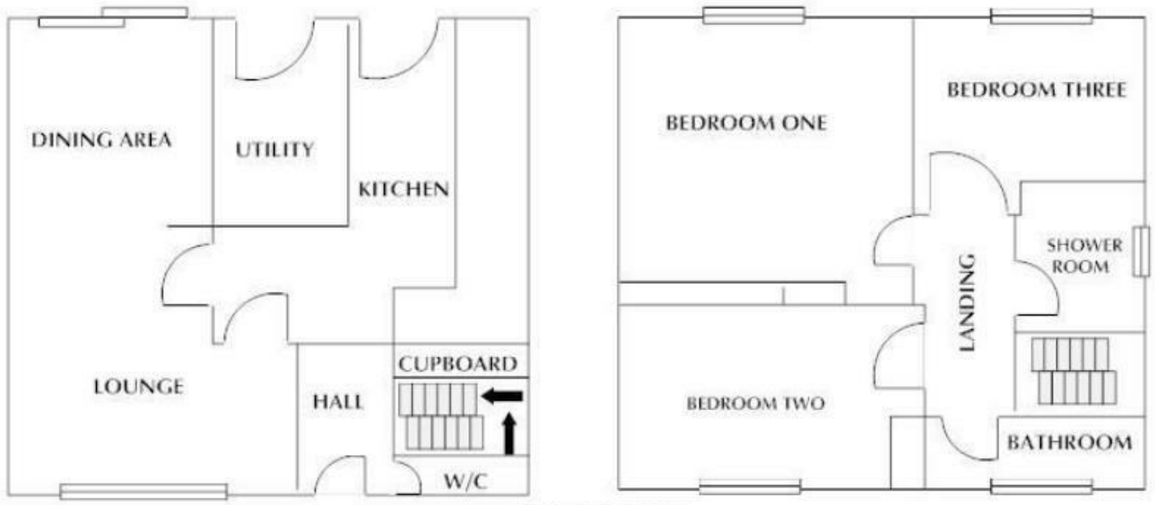

21 BAKERY WAY
NOT TO SCALE

Directions

Heading out of Barnstaple on the North Devon Link Road (A361) proceed to turn right towards Landkey onto Blakes Hill Road, take the second right into Vicarage Road and then left into Bakery Way, continue down and the take the right into the communal car park. Number 21 is across the road.

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

Call 01271 327878

or email barnstaple@phillipsland.com

3 Bedroom End Terrace House

21 Bakery Way, Landkey, Barnstaple, EX32 0LJ

Asking Price

£190,000

- Sought After Village Location
- No Ongoing Chain
- Ideal First Time Buy
- Some Refurbishment Required
- Very Close Local Primary School
- All Main Services Connected

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Overview

A three bedroom end of terrace house in a sought after village, offering genuine potential for a first time buyer ready to put their own stamp on a home.

Set in an elevated position with far reaching countryside views toward Codden Hill, this is a property that needs some updating throughout, but offers a real opportunity to get onto the ladder in one of North Devon's most popular villages. For buyers willing to roll up their sleeves, there's the chance to add value and create a home that's genuinely your own, in a location that's hard to fault.
As you step through the front door, the entrance hall leads through to a useful understairs storage cupboard and a downstairs cloakroom. The fitted kitchen is functional with a built in hob and oven, and while it's tired and would benefit from refurbishment, the layout works well and there's good scope to redesign it to your taste.

The 22ft through lounge diner runs from the front to the rear of the property and enjoys a dual aspect, with the two front windows drawing in plenty of light and framing those countryside views. It's a generous, flexible space, ready for someone to refresh and make their own with new flooring.

Upstairs, there are three well sized bedrooms. The principal bedroom and second bedroom both have fitted wardrobes, and bedroom two looks out over open countryside. A separate first floor shower room sits alongside a family bathroom with a white suite. For a first time buyer looking for a home with potential, in a village that's only going to grow in appeal, 21 Bakery Way is well worth a look.

Services

All main services connected

Council Tax band

B

EPC Rating

C

Tenure

Freehold

Viewings

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

Outside

Outside, the rear garden is low maintenance with two tiers of paved sitting areas. A gate provides access to the communal parking area at the back. To the front, there's a walled lawn fore garden.

Landkey is a friendly, established village with its own school, pub, church and local shop, and a real sense of community. It's just a short drive into Barnstaple for work, shopping and the train station, with the North Devon Link Road giving easy access further afield. The Tarka Trail is on the doorstep for walking and cycling, and the beaches at Croyde, Saunton, Woolacombe and Instow are all within easy reach for weekends.

Room list:

Entrance Hall

Gf WC

Kitchen
3.35m x 2.62m (11'0 x 8'7)

Lounge/Diner
6.86m x 3.58m (22'6 x 11'9)

Bedroom 1
3.38m x 3.28m (11'1 x 10'9)

Bedroom 2
3.78m x 2.64m (12'5 x 8'8)

Bedroom 3
3.18m x 2.11m (10'5 x 6'11)

Bathroom