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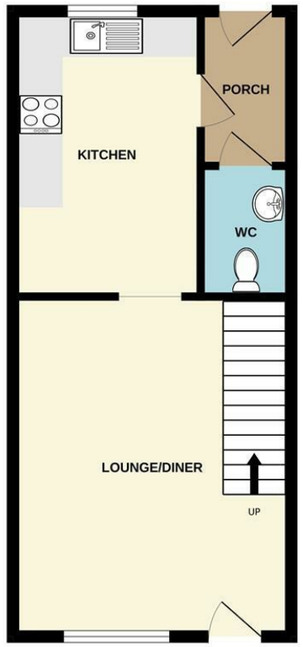
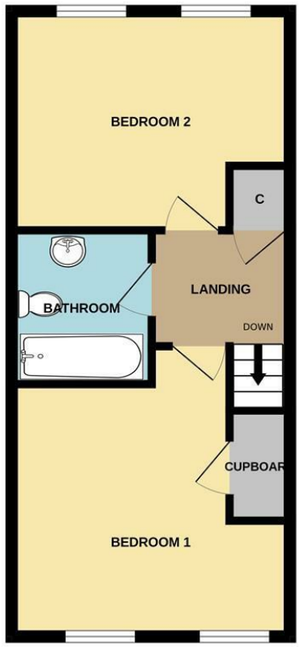
GROUND FLOOR



1ST FLOOR



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.
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Directions

From Barnstaple - Take the A361 in the direction of South Molton/Taunton. After three quarters of a mile take the second exit off the roundabout to Landkey. Follow the road for 1/2 mile and you will see the development on the right hand side; opposite The Castle Inn. Turn right and Number 20 will be found on your right hand side.

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

Call 01271 327878

or email barnstaple@phillipsland.com

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WELL PRESENTED TWO BEDROOM HOUSE

20 Castle Mill, Landkey, Barnstaple, EX32 0FA

40% Shared ownership

£98,000

- CAR PORT PARKING
- POPULAR VILLAGE LOCATION
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- 40% PART OWNERSHIP
- LOW MAINTENANCE GARDEN

Property Description

This attractive property offers light-filled, well-proportioned accommodation throughout, making it an ideal purchase for first-time buyers, young professionals or those looking to step onto the property ladder via shared ownership. The current owners have maintained the home to a high standard, resulting in a property that is ready for immediate occupation.

The ground floor comprises a spacious and inviting lounge/diner, benefiting from excellent natural light and offering a versatile layout with ample space for both living and dining furniture. This room forms the heart of the home, providing a comfortable setting for everyday living as well as entertaining guests.

The modern fitted kitchen is well-appointed with a range of contemporary wall and base units, complimented by quality work surfaces and integrated appliances, there is also space for additional freestanding appliances. The kitchen provides access through to a useful rear porch, ideal for storage and day-to-day practicality. A conveniently positioned downstairs WC completes the ground floor accommodation.

To the first floor, the property continues to impress with two generously sized double bedrooms, both thoughtfully arranged and offering plenty of space for bedroom furniture and storage solutions. The principal bedroom is particularly well-proportioned, while the second bedroom provides flexibility for use as a guest room, home office or nursery. The family bathroom is fitted with a modern white suite, comprising a panelled bath with shower over, wash hand basin and WC, all presented in a clean and contemporary style.

Local Connection Requirement:
Applicants must have a local connection to Landkey, Goodleigh, Swimbridge or Bishops Tawton Parish. (please enquire for further details).
Purchasing Options:
If eligible, you may increase your share in the property over time.
Shared Ownership is a Part Buy, Part Rent scheme that helps you get on the property ladder with a smaller upfront payment. You purchase an initial share of your home using a mortgage from a bank or building society, while paying a subsidised rent on the remaining share. In most cases, the combined monthly mortgage and rent is less than the cost of buying a similar property outright. Over time, you can purchase additional shares (known as staircasing) until you own your home outright at 100%.
Additional Costs
Please be aware that Shared Ownership purchases may involve additional legal fees during the conveyancing process. Your solicitor will be able to provide advice on these.
Remaining lease term is 111 years
If a buyer purchases the 100%, this lease term will fall away on completion

Full Market Value: £245,000
40% Share Price £98,000

Monthly rent = £344.03
Buildings Insurance = £14.97
Total: £359.00

Services
All Mains Services Connected

Council Tax band
B

EPC Rating
C

Tenure
Leasehold

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

Outside & Surrounding Area

Externally, the property continues to offer excellent appeal with a low maintenance rear garden, designed to provide an enjoyable outdoor space without the need for extensive upkeep. The garden is enclosed, making it ideal for relaxing, outdoor dining or entertaining during the warmer months, while also offering a good degree of privacy.

To the front/side of the property, there is the added benefit of a car port, providing covered off-road parking and protection from the elements, along with additional visitor parking available within the development.

The property is situated within the popular village of Landkey, a well-regarded and friendly community offering a range of local amenities including a village shop, primary school and the well-known Castle Inn. The location provides a perfect balance between countryside living and convenience, with Barnstaple town centre just a short drive away, offering a wider range of shopping, dining and leisure facilities.

For commuters, the property is ideally positioned for easy access to the North Devon Link Road (A361), providing straightforward connections to the M5 motorway and beyond. The surrounding North Devon countryside and coastline are also within easy reach, offering a wealth of outdoor activities and scenic walks.

Room list:

DOWNSTAIRS

Lounge Diner
4.90m x 4.01m (16'0" x 13'1")

Kitchen
4.14m x 2.72m (13'6" x 8'11")

WC
1.60m x 1.17m (5'2" x 3'10")

Rear Porch

UPSTAIRS

Bedroom 1
4.01m x 3.70m (13'1" x 12'1")

Bedroom 2
4.01m x 3.18m (13'1" x 10'5")

Bathroom
2.05m x 1.84m (6'8" x 6'0")