



**5 Mill Leat Gardens, Landkey, EX32 0EH**

**£400,000**

Detached two-bedroom bungalow in a desirable Landkey cul-de-sac, offered with no onward chain and featuring driveway parking, garage and a south-facing garden with a picturesque mill stream and countryside views.

## Description

Situated within a highly regarded residential setting in Landkey, this detached bungalow is offered to the market with no onward chain and enjoys a peaceful position adjoining open countryside.

The property provides well-balanced single-storey accommodation with an abundance of natural light throughout. The layout includes a bright triple-aspect sitting room with wood burner, a separate dining room with direct access to the garden, a fitted kitchen, two bedrooms, a modern shower room and an additional four-piece bathroom. While perfectly comfortable as it stands, the home would now benefit from a programme of cosmetic updating, presenting an excellent opportunity for buyers to modernise to their own taste and potentially enhance both value and appeal.

Externally, a private driveway offers off-road parking and leads to a single garage. The south-facing rear garden is a particularly special feature, mainly laid to lawn with mature planting and well-established borders. A charming mill stream gently runs through the garden, crossed by a timber footbridge, creating a peaceful and picturesque setting. Beyond, the property enjoys attractive open views towards surrounding countryside and Codden Hill.

Combining village convenience with a semi-rural outlook and genuine potential for improvement, this appealing bungalow represents a rare opportunity in a sought-after location.

Lounge/Diner 22'8" x 12'9" (6.93 x 3.89)

Dining Room 12'2" x 10'2" (3.71 x 3.10)

Kitchen 12'2" x 9'6" (3.71 x 2.92)

Bedroom 1 13'3" x 10'7" (4.04 x 3.23)

Bedroom 2 9'6" x 8'2" (2.92 x 2.49)

Bathroom 9'8" x 8'0" (2.95 x 2.44)

Shower Room 8'2" x 3'4" (2.51 x 1.04)

## Information

Tenure - Freehold

Heating - Mains Gas Central Heating

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band D

EPC Rating - TBC

Nearest Town - Barnstaple - 3.1 miles

Nearest Bus Stop - 0.3 miles

Nearest Pub - 0.3 miles to The Castle Inn

Seller's position - No onward chain, vacant

## Note

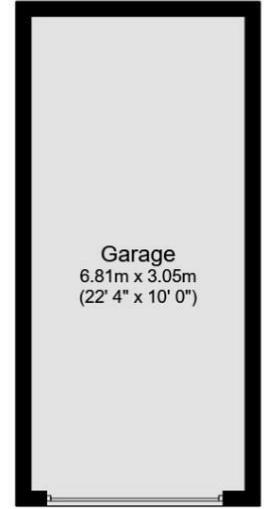
For clarification we wish to inform prospective purchasers that we have prepared these sales

particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

# Floor Plan



**Floor Plan**  
Floor area 108.8 sq.m. (1,171 sq.ft.)



**Garage**  
Floor area 20.7 sq.m. (223 sq.ft.)

Total floor area: 129.5 sq.m. (1,394 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

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