



Home 4 - The Eltham

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Tarka Coombe, Birch Road, Landkey, EX32 0FG

Village location Barnstaple 3 miles Saunton Sands 10 miles

The Eltham offers a bright and spacious layout designed with family living in mind, combining flexible rooms with contemporary finishes throughout.

- Modern 4-bedroom family home
- Spacious separate living room
- Family bathroom with modern fittings
- Predicted EPC - B
- Built by Allison Homes – rated Excellent on Trustpilot
- Large open-plan kitchen/dining area
- Main bedroom with en-suite
- Single garage and parking for 2 cars
- Sustainable heating system with an air source heat pump
- 10 Year Build Warranty

Guide Price £450,000

## SITUATION

An exciting new collection of 2, 3, and 4 bedroom homes in the sought-after village of Landkey, near Barnstaple – the perfect setting to enjoy the beauty of North Devon countryside living.

## OPEN HOUSE EVENT

Saturday 18th April from 10am until 5pm

Join us for an exclusive open day and be the first to explore Home 4, The Eltham and Home 70 The Wickham.

Reserve your new home during the event and receive a £500 luxury hamper.

Contact the Stags Barnstaple Office for more information.



## ABOUT THIS HOME

The Eltham offers a bright and spacious layout designed with family living in mind, combining flexible rooms with contemporary finishes throughout. Downstairs, a large living room with dual-aspect light creates an inviting retreat for relaxing or social gatherings. The open-plan kitchen and dining area provides a perfect space for home cooking and family mealtimes, while a downstairs WC and utility room completes the floor. Upstairs, four well-proportioned bedrooms provide excellent versatility. The main bedroom includes its own en-suite, while the three additional bedrooms are ideal for children, guests, or a study. A modern family bathroom serves the floor. With its balanced layout and warm, spacious feel, the Eltham is designed to support busy, modern lifestyles

## OUTSIDE

This home benefits from a single garage, driveway parking for 2 cars and a private rear garden.

## AGENT NOTES

UPGRADES INCLUDED WORTH OVER £4,500: Silestone Worktop. Integrated Hoover Fridge Freezer. Traditional construction. Completion anticipated April 2026. Annual service charge will be payable. Some images may be CGI. Internal photos are provided to illustrate the high-quality finish and are taken from a similar property.

## VIEWINGS

Please call the Stags Barnstaple office

## DIRECTIONS

From Barnstaple, travel east along Eastern Avenue to the roundabout and take the exit onto the A361, following signs for Landkey. Stay on the A361 and, at the first roundabout, take the second exit toward Landkey. Turn left at the first junction onto Birch Road, signposted for Hartland/Bradinch/Acland. Follow Birch Road for a short distance and the Tarka Coombe development will be on your right.

what3words: obtain.acclaim.credible

## \*SAVE ON YOUR ENERGY BILLS

Did you know that on average, new build homes are saving homeowners up to £82 a month on energy bills, or more than £970 per year compared to older properties.\*

\*Source: HBF's Watt a save January 2025 report.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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