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## Directions

Leaving Barnstaple on the Link Road, within a short distance bear right signed Landkey and Swimbridge. Turn right here and within a short distance bear left into Birch Road. and Long Close will be found immediately on your right.

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

Call 01271 327878

or email barnstaple@phillipsland.com

# 2 Bed House - Semi-

Plot 13 Long Close, Landkey, Barnstaple, EX32 0FJ

Asking Price

**£260,000**

- 10 Year NHBC Guarantee
- Multi-point security to all windows and doors
- Close to amenities
- Efficient air source heat pump providing central heating and hot water
- Glass reinforced polymer front
- No chain
- UPVC factory double glazed windows incorporating 'K' glass
- Sought after village location

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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# Overview

The Tamar- Two bedroom semi-detached home | Plots 2, 13 & 14

There is something wonderfully easy about the way the Tamar lives. As you step through the front door, a welcoming entrance hall sets the tone, with a handy guest cloakroom tucked neatly away for visitors. Beyond it, the home opens up into its real showpiece: a bright, open plan kitchen, dining and living space that stretches an impressive length across the rear of the house. It is a genuinely sociable room, the sort of space where cooking, relaxing and catching up all happen together, with French doors that invite you straight out into the enclosed rear garden. On sunny mornings you can throw them open, coffee in hand, and let inside and out become one.
The kitchen itself is thoughtfully designed and well appointed, with quality integrated Bosch appliances, an induction hob and sleek cabinetry.
Moving upstairs, you will find two comfortable double bedrooms, both generous enough for proper furniture and finished with real care, served by a stylish family bathroom.
To the rear of the property, the enclosed garden is a lovely private spot for al fresco dining or letting little ones play, and the home comes with the added convenience of allocated parking.
Ideal as a first home, an easy downsizer or a smart investment, the Tamar offers space, style and simplicity in equal measure, right in the heart of sought after Landkey.

## Services

Type your text here

## Council Tax band

## EPC Rating

## Tenure

Freehold

## Viewings

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

## Outside

Tucked into the rolling green folds of the North Devon countryside, Landkey is one of those villages people fall for the moment they arrive. It has held onto its character where so many have lost theirs: a genuine rural community, largely unspoilt, where neighbours still know one another and life moves at a gentler, kinder pace.
At the heart of it all is everything that makes a place feel like home. There is a well regarded primary school, a village shop for the daily essentials, the handsome church of St Paul, a village hall that hosts the events which knit a community together, and a friendly local pub where the evenings pass easily in good company. It is the kind of place where children grow up with room to roam, and where a morning walk somehow always ends in a conversation.
Landkey wears its history lightly but proudly. Once a Saxon farming settlement, it became a parish in its own right back in the 12th century, and its church has watched over village life for centuries. It is also famous for something rather lovely. The Mazzard, a sweet local cherry, had all but disappeared from North Devon until Landkey's own parish council brought it back from the brink, planting a new orchard as part of the Millennium Green. Come spring, the blossom is a picture, and it is a story that says everything about the spirit of the place.
For all its rural calm, Landkey is beautifully placed. Barnstaple, the regional centre, sits just three miles away with its high street shops, its historic pannier market, theatre, leisure facilities and rail links along the Tarka Line through to Exeter and beyond. You enjoy the quiet of the countryside without ever feeling far from the everyday.

## Room list: