

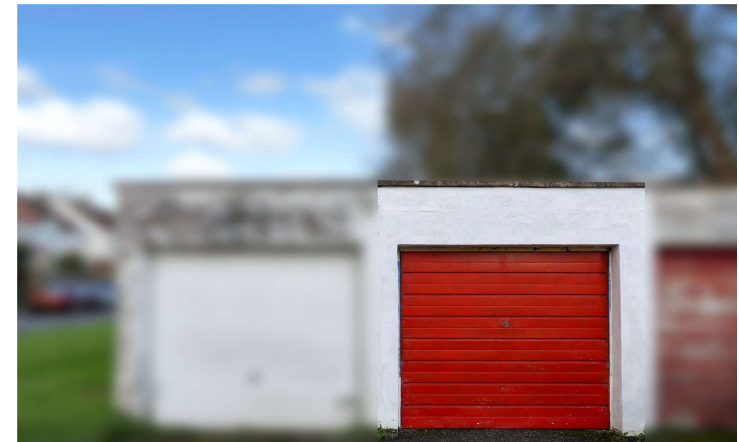


Bond
Oxborough
Phillips

Changing Lifestyles

11 Church Meadow
Landkey
Barnstaple
Devon
EX32 0JB

Guide Price: £235,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

11 Church Meadow, Landkey, Barnstaple, Devon, EX32 0JB

A TERRACED HOME SITUATED IN FAMILY-FRIENDLY LANDKEY WITH A GARAGE EN-BLOC



- 2 double bedrooms
- Living room with log burner
- Kitchen / Diner
- Family Bathroom
- Double glazing throughout
- Garage En-bloc & on-street parking
- Great first-time buy



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Situated in the ever-popular and family-friendly village of Landkey, this charming 2 Bedroom terraced home presents an excellent opportunity for families, first time buyers and investors alike.

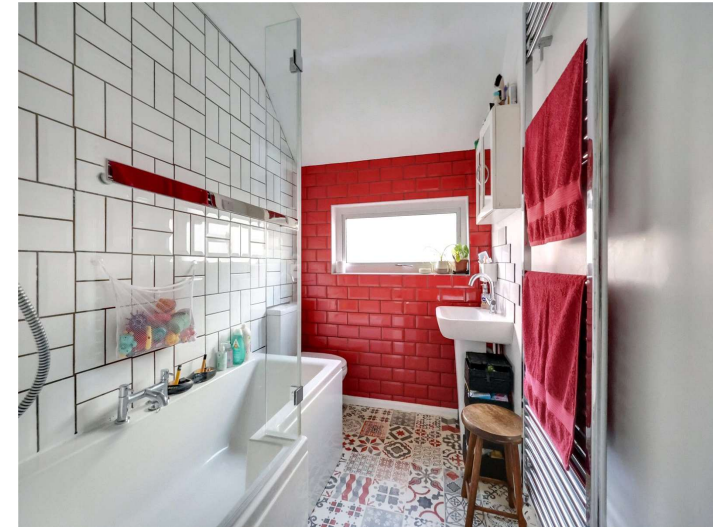
A welcoming Entrance Porch provides the perfect space for coats and shoes, with stairs rising to the first floor. The cosy Living Room enjoys attractive countryside views and features a characterful open fire - an inviting focal point for those winter evenings. To the rear, the well-appointed Kitchen / Diner offers generous storage, including useful understairs space, provisions for a washing machine and direct access to the enclosed, low-maintenance rear garden with a gate leading to the rear lane.

Upstairs, the home has an airing cupboard located on the landing as well as 2 well-proportioned double Bedrooms, with the primary benefiting from elevated countryside views and built-in storage. The accommodation is completed by a modern Bathroom comprising a WC, wash basin and bath with shower over.

Further benefits include a Garage En-bloc and ample on-street parking to the front. Well-presented and superbly located, this delightful home is not to be missed.

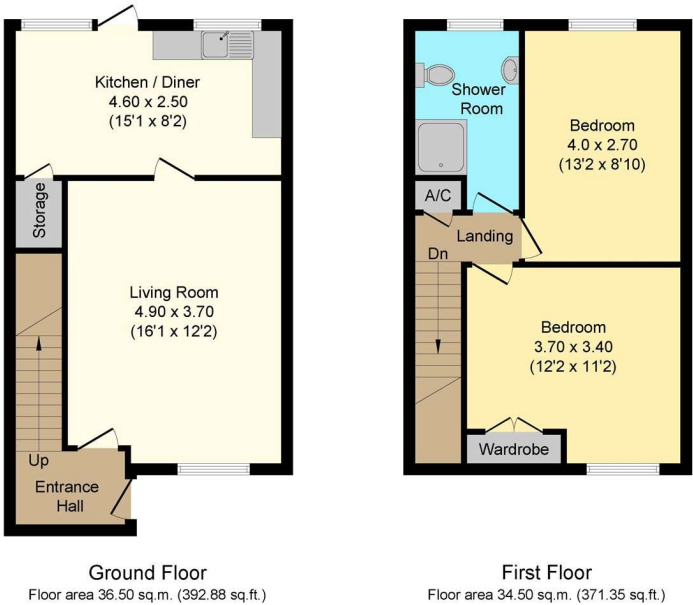
Council Tax Band

A - North Devon Council



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Total floor area: 71.0 sq.m. (764.23 sq.ft.)
This floor plan is for illustrative purpose 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



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If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Directions

Directions to this property can be easily found by using What3words:
<https://w3w.co/necklaces.couriers.strange>