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Changing Lifestyles

Hedge End
Tanners Road
Landkey
Barnstaple
Devon
EX32 0NQ

Guide Price: £425,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Hedge End, Tanners Road, Landkey, Barnstaple, Devon, EX32 0NQ



A CHARMING SEMI-DETACHED HOME ENJOYING COUNTRYSIDE VIEWS

- 3 Bedrooms

- Spacious Living / Dining Room with vaulted ceiling & French doors opening onto the rear garden
- Kitchen / Breakfast Room
- Converted garage providing Utility Room & Shower Room
- Generous rear garden
- Driveway parking for 2 vehicles
- Occupying a peaceful setting on a quiet North Devon country lane



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Overview

Coming to the market for the first time in over 40 years and accessed via a quiet North Devon country lane, this 3 Bedroom semi-detached home enjoys off-road parking for 2 vehicles, open countryside views and a generous rear garden. Conveniently positioned within walking distance of Landkey village pub and post office, this charming, family size property is sure to appeal to a wide range of buyers.

The Entrance Hall provides access to all principal ground floor rooms, with stairs rising to the first floor. The spacious Living / Dining Room is a real highlight of the home, boasting vaulted ceilings that create a wonderful sense of space, along with French doors opening directly onto the rear garden.

The Kitchen / Breakfast Room is fitted with a range of matching cupboards and drawers, a 1.5 bowl sink set into the worktop, a Rangemaster cooker, space for a fridge / freezer, and ample room for a table and chairs. The former garage has been converted into a practical Utility Room, offering an additional sink set into a work surface, space for a further fridge / freezer, a cupboard housing the gas fired boiler, plumbing for a washing machine, and access to a Shower Room. A further door leads directly out to the rear garden.

To the first floor are 3 well-proportioned Bedrooms and a Shower Room. Bedrooms 1 and 2 are doubles, while bedroom 3 is a generous single. The Shower Room is fitted with a close couple WC, wash hand basin and a double shower enclosure.

Externally, the property benefits from substantial off-road parking to the front. To the rear are long, established gardens featuring a paved patio seating area, greenhouse, large wooden storage shed and a gate providing useful pedestrian side access. A hot tub is also included and may be available by separate negotiation.

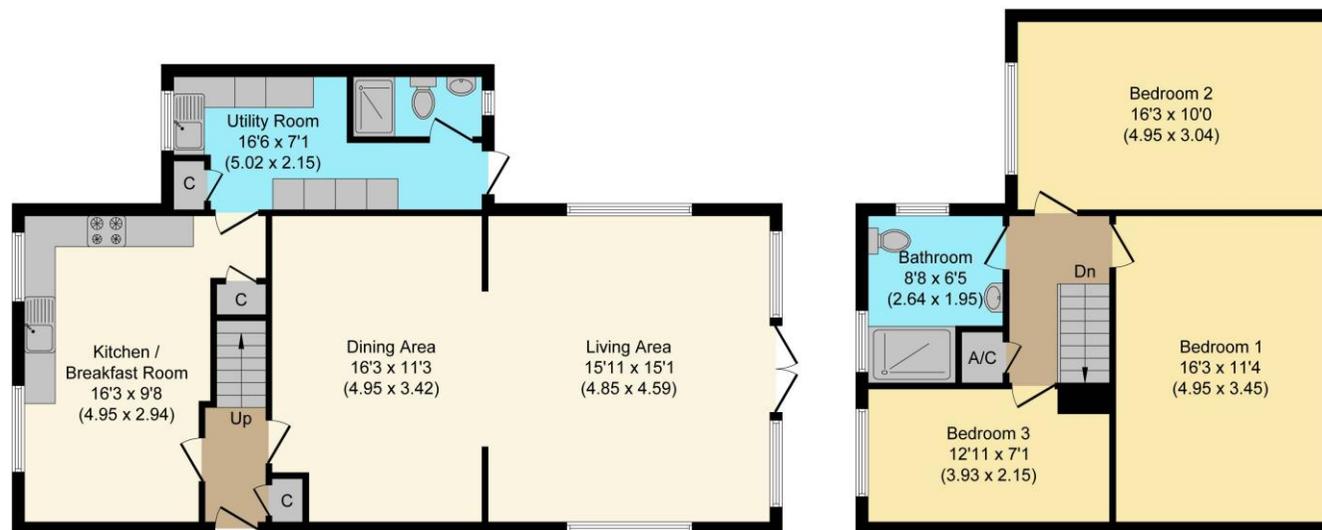
Agents Note

All mains services connected.

Council Tax Band

C with Improvement Indicator - North Devon Council

If the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.



Ground Floor
Floor area 71.40 sq.m. (768.54 sq.ft.)

First Floor
Floor area 52.60 sq.m. (566.18 sq.ft.)

Total floor area: 124.0 sq.m. (1334.72 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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Area Information

The popular village of Landkey offers usual village amenities which include an Ofsted outstanding primary school and a village inn with restaurant and skittle alley. An extensive village millennium greenspace with stream provides for family adventures and safe off-road dog walking. For running and cycling, there are a network of paths linking to the Tarka Trail and a local nature reserve at Harford Woods.

Landkey has an active community with a village hall hosting a variety of clubs and activities for all ages, a horticultural society and allotments and a football club. It is located within the catchment area for a choice of state secondary schools and on a bus collection route for two leading independent prep and senior schools. A regular bus service runs from the village to and from Barnstaple Town Centre.

Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and some of the areas best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere.

The popular sandy beaches of Woolacombe, Croyde and Saunton are within easy reach and the A361 / North Devon Link Road provides convenient access to the M5 motorway network and beyond.

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/result.stone.newer>

From our office on Boutport Street, head east through the town centre, continuing along High Street and following the road as it leads you out towards the A39 / A361. Join the ring road and follow signs heading east, passing Whiddon Valley and Pottington. Take the exit signposted for Landkey, joining the B3233 and continue into the village. Drive through the centre of Landkey, then turn left onto Tanners Road to where "Hedges End" will be found after a short distance on your right hand side.

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 and 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 available 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.

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We are here to help you find and buy your new home...

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Barnstaple

Devon

EX31 1SY

Tel: 01271 371 234

Email: barnstaple@bopproperty.com

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Please do not hesitate to contact
the team at Bond Oxborough
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mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

