



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

24 Cherry Tree Drive  
Landkey  
Barnstaple  
Devon  
EX32 0UE

**Offers In Excess Of: £350,000**  
**Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@bopproperty.com

24 Cherry Tree Drive, Landkey, Barnstaple, Devon, EX32 0UE

A SPACIOUS DETACHED BUNGALOW OFFERED FOR SALE WITH NO ONWARD CHAIN



- 3 Bedrooms

- Quiet cul-de-sac location

- Living Room - a warm & cosy space, offering a versatile area for relaxation or entertaining

- Dining Room with door to Kitchen

- Kitchen / Breakfast Room with garden access

- Private rear garden with patio & wrap-around lawn

- Garage & driveway parking for 2 vehicles



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## Overview

**Situated in a quiet cul-de-sac in the highly sought after North Devon village of Landkey, this 3 Bedroom detached bungalow is offered for sale with no onward chain. 24 Cherry Tree Drive benefits from a garage, driveway parking for 2 vehicles, and a private rear garden, all presented in very well-kept order throughout.**

**An Entrance Hallway provides access to all principal rooms, creating a practical and welcoming flow throughout the property.**

**To the rear, the Living Room is a warm and cosy space, offering a versatile area for relaxation or entertaining. The adjoining Dining Room is accessed via double doors and provides ample space for family meals and gatherings, with access through to the Kitchen which overlooks and provides direct access to the private rear garden.**

**The Kitchen / Breakfast room is fitted with a range of base and eye-level units, a stainless steel sink, space for a small table and chairs, whilst also offering practical functionality alongside generous work surfaces.**

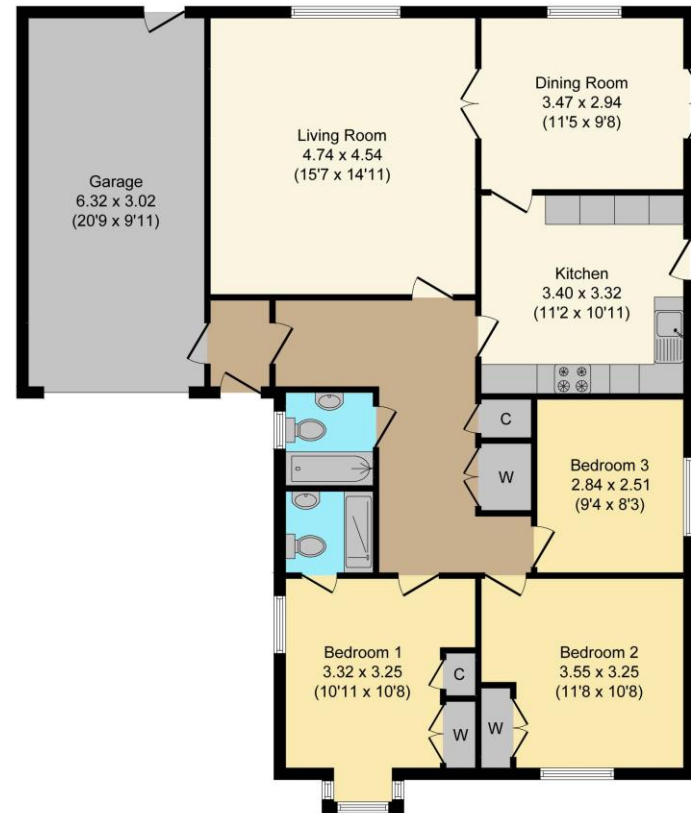
**The bungalow features 3 well-proportioned double Bedrooms, each providing flexible accommodation for family living or home office use. The Family Bathroom is thoughtfully designed, complementing the overall well-maintained presentation of the home.**

**Externally, the property enjoys a private rear garden which consists of a paved patio seating area and wrap-around lawned gardens. The property is further complemented by a Garage and driveway parking for 2 cars.**

**24 Cherry Tree Drive offers a rare opportunity to acquire a spacious and versatile home in a desirable village location, combining quiet cul-de-sac living with excellent access to local amenities, Barnstaple town centre and the North Devon coastline. An early viewing is strongly recommended to appreciate the accommodation and setting on offer.**

### Council Tax Band

D - North Devon Council



Ground Floor

Floor area 116.20 sq.m. (1250.76 sq.ft.)

Total floor area: 116.20 sq.m. (1250.76 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](http://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/spoke.commuted.trickles>

Head out of Barnstaple on the A361. Take the first turning right after the speed camera signposted Landkey / Swimbridge. Upon entering the village, take the turning left into Barleycorn Fields and first left again into Cherry Tree Drive. Follow the road around to your right. Near the top of the road is number 24 with a For Sale notice clearly displayed.

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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### Have a property to sell or let?

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.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01271 371 234**

for a free conveyancing quote and  
mortgage advice.

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

