



Bond
Oxborough
Phillips

Changing Lifestyles

15 Denes Close
Landkey
Barnstaple
Devon
EX32 0JD

Guide Price: £360,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

15 Denes Close, Landkey, Barnstaple, Devon, EX32 0JD

A CHARMING DETACHED BUNGALOW



- 3 Bedrooms

- Open-plan Kitchen / Diner with sliding doors opening onto the sunny rear garden
 - Convenient Utility Room
- Spacious, triple aspect Lounge enjoying views towards Codden Hill & surrounding countryside
- Tranquil rear garden with side gated access
 - Driveway parking for 2-3 vehicles
- Nestled in a private & quiet cul-de-sac location



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Situated in the serene village of Landkey is this charming 3 double Bedroom detached bungalow nestled in a private and quiet cul-de-sac location. The property boasts driveway parking for 2-3 vehicles, a gravelled front garden with potential for additional parking and a secluded private, sunny rear garden.

Upon entering, you are greeted by a light and inviting Entrance Hall that seamlessly leads to a bright, open-plan Kitchen / Diner. The Kitchen is well-appointed with modern fixtures and ample storage and features sliding doors that open onto the sunny rear garden, allowing natural light to flood the room. Adjacent to the Kitchen is a convenient Utility Room with a worktop and plumbing for white goods. The large, spacious, triple aspect Lounge offers views towards Codden Hill and the surrounding countryside, creating a perfect space for relaxation and entertaining.

The Main Bedroom is dual aspect, providing views of the front garden and distant countryside. The second Bedroom is generously sized, perfect for guests or family members, while the third Bedroom, also a well-proportioned double, overlooks the sunny rear garden, ensuring plenty of natural light.

The rear garden is a tranquil retreat, ideal for outdoor living and entertaining. It features a well-maintained lawn, a patio pathway, raised bedding planters, mature shrubs and a charming rose garden. Additionally, there is a garden shed for extra storage. The fenced boundary ensures privacy and the garden benefits from side gated access, outside power and a water tap, making it both functional and enjoyable.

This delightful bungalow offers a peaceful and comfortable lifestyle in a picturesque village setting. The village of Landkey, itself, provides a friendly community atmosphere with local amenities including a pub and primary school, all within walking distance. The surrounding countryside offers ample opportunities for outdoor activities, with scenic walks and trails right on your doorstep.

This property is perfect for those seeking a tranquil village lifestyle with easy access to the amenities and attractions of nearby Barnstaple.

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.

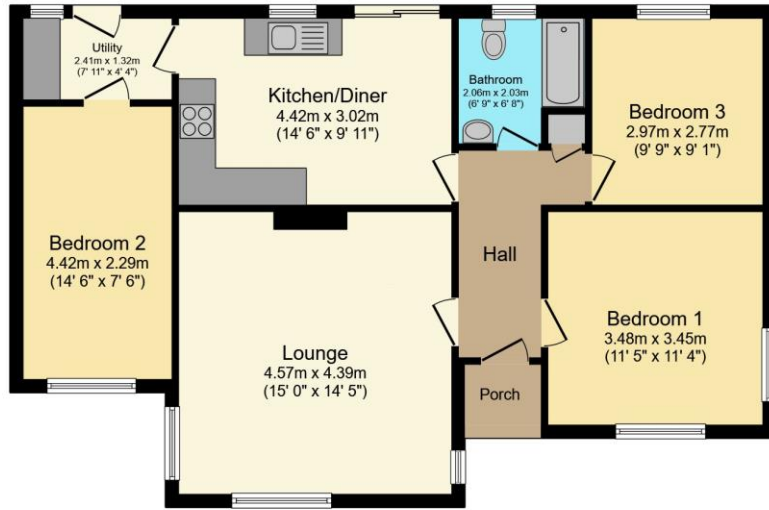
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Floor Plan
Floor area 81.7 m² (880 sq.ft.)

TOTAL: 81.7 m² (880 sq.ft.)

This floor plan is for illustrative purposes 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

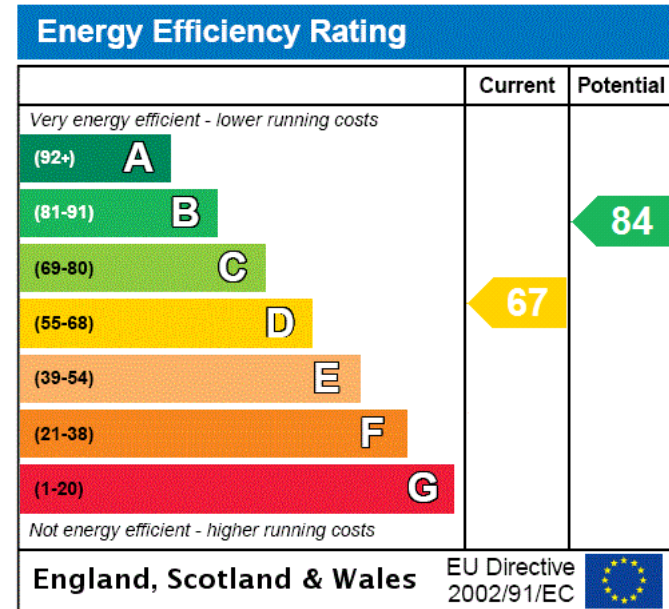
Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/played.prominent.nest>

From our Office on Boutport Street, proceed up Bear Street and turn right at the traffic lights onto Alexandra Road. At the roundabout, take the first exit onto Barbican Road. At the next roundabout, take the first exit onto Victoria Road. Proceed through another 2 roundabouts and upon reaching Portmore roundabout, take the first exit onto the A361. At the next roundabout, take the second exit onto Blakes Hill Road and proceed to the top of the village. Passing the village sign post on your left hand side, take the next immediate left hand turning. Continue for a short distance and turn right into Denes Close on your right hand side. Proceed towards the end of the road to where the bungalow will be found immediately in front of you.

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.



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.

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