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GROUND FLOOR

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Directions

From Barnstaple proceed out of town on the A361 heading for Landkey and Swimbridge. Take the first right hand turning signposted to Landkey and continue into the village heading towards Swimbridge. Just before leaving Landkey, turn left into Meadow Close, follow this road bearing left into Russell Close and then into Bramley Meadow. The bungalow, No. 4, will be found to the bottom of the cul-de-sac.

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or email barnstaple@phillipsland.com

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2 Bed Bungalow - Detached

4 Bramley Meadow, Landkey, Barnstaple, EX32 0PB

Guide Price

£300,000

- Open Plan Kitchen/Dining Room
- Generous Private Rear Garden
- Two Double Bedrooms
- Garage & Driveway Parking
- Popular Village Location
- UPVC Double Glazing & Gas Fired Central Heating

Property Description

The accommodation is well laid out and offers generous room sizes throughout. An entrance porch with French doors opens into a central hallway which provides access to all principal rooms. The open-plan kitchen/dining room is a particular feature of the home, with the kitchen area fitted with a range of wall and base units with work surfaces over, inset stainless steel sink and drainer, integrated oven with electric hob, and space for further appliances. The dining area offers ample room for a table and chairs and benefits from French doors opening out to the rear garden. Double doors lead from the dining area into the living room, which is a bright and comfortable space enjoying additional French doors to the garden along with a window to the front elevation, allowing plenty of natural light and providing excellent flow between the internal and external areas.

There are two well-proportioned double bedrooms, with the principal bedroom being particularly impressive, enjoying a dual-aspect outlook and incorporating a walk-in wardrobe area with fitted wardrobes and desk space. The second bedroom is also a generous double, again dual aspect and benefiting from fitted storage. Completing the accommodation is a shower room fitted with a three-piece suite, along with two useful storage cupboards located off the hallway.

The property further benefits from UPVC double glazing and gas-fired central heating, making it a comfortable and practical home suitable for a range of buyers.

Services

All Mains Services Connected

Council Tax band

C

EPC Rating

D

Tenure

Freehold

Viewings

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

Outside & Surrounding Area

To the front of the property is a driveway providing parking for several vehicles, leading to the single garage, which is fitted with power and lighting, houses the wall-mounted boiler, and has a further door giving access to the rear garden.

The rear garden is a particular highlight, offering a good degree of privacy and enjoying a wraparound layout. It is laid mainly to lawn with raised flower beds, established planting, and a paved patio area ideal for outdoor dining and entertaining. A large timber shed provides additional storage, and a stream runs beyond the rear boundary, adding to the pleasant outlook.

The property also offers potential to extend, subject to the necessary planning consents.

Landkey is a well-regarded village with a strong community feel, offering amenities including a primary school, village shop, Post Office, local pub, church and bus service. Barnstaple town centre is within easy reach and provides a wider range of shopping, leisure facilities and transport links, including the North Devon Link Road and a branch railway line to Exeter, connecting with Exeter St David's and Exeter Central.

Room list:

Porch
0.98m x 1.79m (3'2" x 5'10")

Entrance Hall

Living Room
3.59m x 3.97m (11'9" x 13'0")

Kitchen
2.19m x 4.11m (7'2" x 13'5")

Dining Room
2.57m x 4.11m (8'5" x 13'5")

Shower Room
1.97m x 1.86m (6'5" x 6'1")

Bedroom 1
3.69m x 2.64m (12'1" x 8'7")

Study Area
1.26m x 1.96m (4'1" x 6'5")

Dressing Area
2.45m x 2.36 (8'0" x 7'8")

Bedroom 2
2.64m x 3.33m (8'7" x 10'11")

Garage
5.72m x 2.80m (18'9" x 9'2")