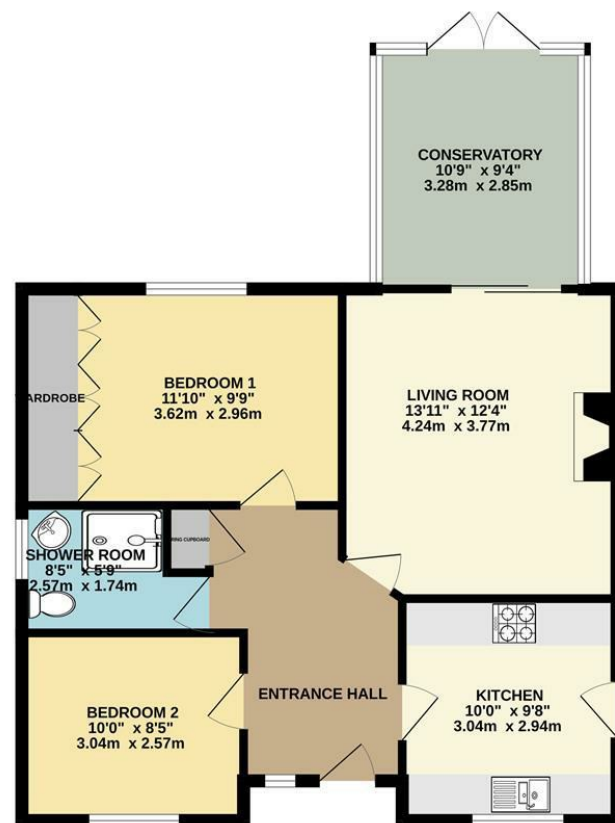


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given. Made with Metropix ©2025



## 2 Bed Bungalow - Detached

21 Russell Close, Landkey, Barnstaple, EX32 0NZ

Guide Price

**£275,000**

- NO CHAIN!
- Sunny Rear Garden
- Large Conservatory
- Garage & Driveway
- Popular Village Location
- Gas Central Heating

## Directions

From Barnstaple town centre continue along the North Devon link road on the A361 signposted Tiverton and Exeter. Take the right hand turning signposted Landkey and Swimbridge. Continue through the village passing the shops on the left and Mill Road on the right hand side. Follow this road for a short distance and as you are nearing the end of the village you ascend up a hill and there will be a red post box on your left hand side with a turning into St James Close. Turn left here. Shortly after bear around to your left into Russell Close, drive straight and bear right and No 21 will be on your left hand side.

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for free!**

Call 01271 327878  
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## Property Description

Set in a peaceful yet well connected location, Landkey offers the charm of village life alongside everyday convenience. Local amenities include a welcoming pub and the highly regarded Landkey Primary School, both just a short walk from the centre of the village. A regular bus service provides easy access to Barnstaple, while Millennium Green, with its historic Mazzard orchard, offers a delightful spot for walking and enjoying the outdoors.

The property features two good sized bedrooms and a modern three piece shower room, complete with a walk-in shower, WC, and wash basin. The bright and welcoming living room includes a gas fireplace for cosy evenings and opens directly into a spacious conservatory via sliding doors. The conservatory enjoys pleasant views over the private rear garden, making it an ideal spot for relaxing or entertaining.

The well equipped kitchen offers ample eye level and base storage units, a stainless steel sink with drainer, a four ring gas hob, oven with grill, as well as space and plumbing for a washing machine and a freestanding fridge freezer.

The west facing rear garden is a real highlight, enjoying plenty of sunshine throughout the day. It is attractively bordered by colourful flower beds and includes a side gate for access, a greenhouse for keen gardeners, and a convenient door leading directly into the garage.

## Services

All Mains Services Connected

## Council Tax band

C

## EPC Rating

TBC

## Tenure

Freehold

## Viewings

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



## Surrounding Area

Nearby Newport further enhances daily convenience with its array of local shops and services, including a convenience store, butcher, greengrocer, and both medical and dental practices.

Just a short drive away, Barnstaple serves as the main hub for North Devon, featuring a wide array of shops, restaurants, and leisure attractions, such as Green Lanes Shopping Centre, a theatre, leisure centre, and the Tarka Tennis Centre. The town also provides direct rail connections to Exeter and is well-served by the A361 North Devon Link Road, making travel further afield simple and efficient.

For those drawn to the coast, the spectacular beaches of Instow, Saunton, Croyde, and Putsborough are all within easy reach, ideal for surfing, sailing, or scenic coastal walks.



## Room list:

**Entrance Hall**  
3.84m x 1.17m (12'7" x 3'10")

**Kitchen**  
3.03m x 2.94m (9'11" x 9'7")

**Living Room**  
4.25m x 3.77m (13'11" x 12'4")

**Bedroom 1**  
2.95m x 3.55m (9'8" x 11'7")

**Bedroom 2**  
2.46m x 3.03m (8'0" x 9'11")

**Shower Room**  
1.74m x 1.76/2.57m (5'8" x 5'9"/8'5")

**Conservatory**  
3.27m x 2.85m (10'8" x 9'4")

**Garage**