



Directions

Leaving Barnstaple on the Link Road, within a short distance bear right signed Landkey and Swimbridge. Turn right here and within a short distance bear left into Birch Road. and Long Close will be found immediately on your right.

**Looking to sell? Let us
value your property
for free!**

Call 01271 327878
or email barnstaple@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in England and Wales.

3 Bed House - Link

The Burrator Long Close, Landkey, Barnstaple, EX32 0FJ

Asking Price

£380,000

- 10 Year NHBC Guarantee
- Efficient air source heat pump providing central heating and hot water
- UPVC factory double glazed windows incorporating 'K' glass
- Multi-point security to all windows and doors
- Glass reinforced polymer front
- Sought after village location
- Close to amenities
- No chain



Room list:

Overview

The Burrator - Three bedroom home | Plots 4, 5, 10 & 20

The Burrator is a beautifully proportioned family home that makes the most of every corner. As you step through the front door, the entrance hall leads you past a convenient guest cloakroom and into the heart of the home: a superb open plan kitchen, dining and living area that runs the full depth of the house. Generous and full of light, it is a space designed for real family life, with room to cook, gather and unwind, and French doors opening onto the enclosed rear garden to bring the outdoors in.

The kitchen is individually designed and well equipped, with integrated Bosch appliances, an induction hob and sleek cabinetry.

Moving upstairs, the principal bedroom is a lovely retreat with its own private en suite, while two further bedrooms, comfortable and versatile, share a smart family bathroom. Whether you need rooms for children, guests or a home office, the Burrator flexes easily around family life. To the rear of the property, the enclosed garden offers a safe and private space for children to play and for summer evenings spent dining al fresco, while the attached garage and off road parking take care of the practical side of things. Warm, spacious and thoughtfully laid out, the Burrator is a home you can settle into and grow with, set within the friendly village community of Landkey with the beaches and countryside of North Devon right on the doorstep. Plot 20 features an attractive bay window to the dining area.

Services

Type your text here

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

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

