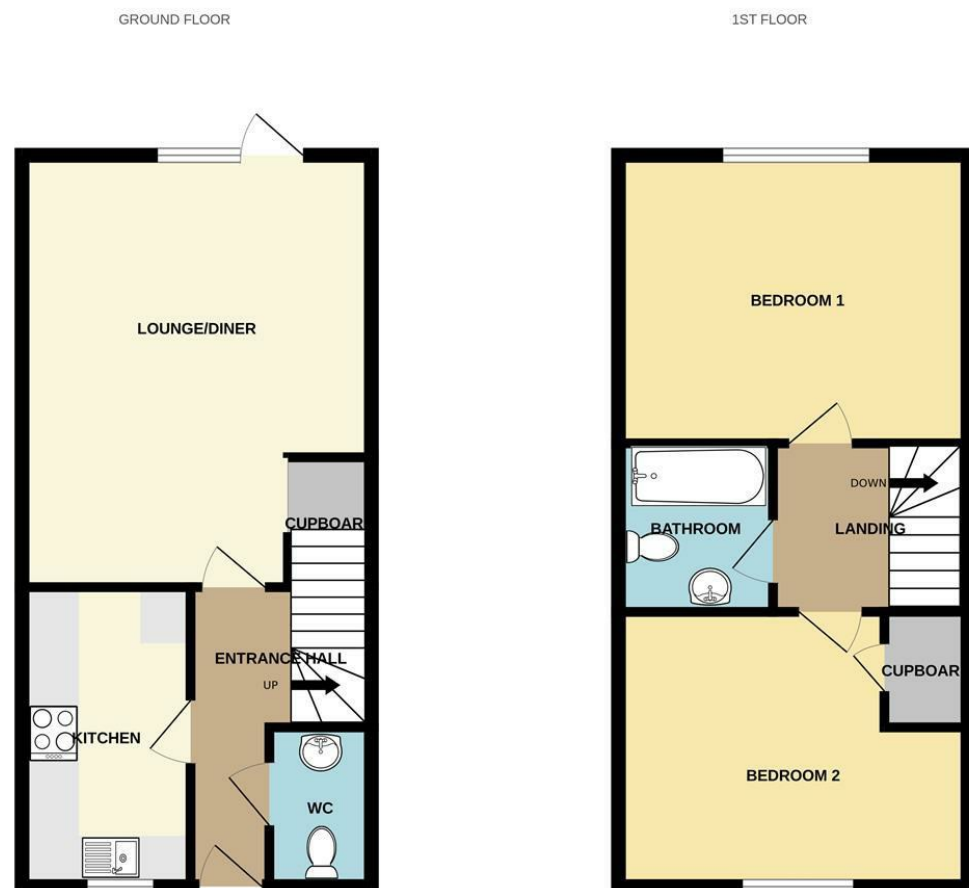




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

33 Harford Way, Landkey, Barnstaple, EX32 0FG

40% Shared ownership

£94,000

- 40% Part Ownership - LiveWest
- Two Double Bedrooms
- Popular Village Location
- Two Parking Spaces
- NHBC Warranty Remainder
- Well Presented Throughout

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or email barnstaple@phillipsland.com

Directions

Heading out of Barnstaple on the North Devon Link Road (A39) proceed to turn left towards Landkey onto Blakes Hill Road, turn left onto Birch Road then take the third right onto Harford Way. Follow the road as it reaches near the bottom of the estate, follow the road along. Number 33 will be situated on your left hand side.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Room list:

Hallway
3.53m x 2.08m (11'6" x 6'9")

Kitchen
3.63m x 2.06m (11'10" x 6'9")

Open Plan Lounge Diner
5.24m x 4.23m (17'2" x 13'10")

WC
1.93m x 1.02m (6'3" x 3'4")

Landing
1.35m x 2.26m (4'5" x 7'4")

Bedroom 1
3.81m x 4.23m (12'5" x 13'10")

Bedroom 2
3.62m x 4.23m (11'10" x 13'10")

Bathroom
1.98m x 1.88m (6'5" x 6'2")

Two Parking Spaces

Overview

The ground floor showcases a contemporary fitted kitchen complete with integrated oven, hob, fridge/freezer and sink with drainer, all set within sleek cabinetry that maximises storage. To the rear, a light-filled lounge-diner opens onto the garden through patio doors, creating an inviting space for relaxation or entertaining. An understairs cupboard ensures practical storage solutions, while a ground floor WC adds everyday convenience.

Upstairs, the home offers two spacious double bedrooms. The bathroom is presented to a modern standard and features a stylish three-piece suite with vanity sink unit, WC, and a bath with overhead shower, ideal for both quick morning routines and unwinding in the evening. White panel internal doors throughout provide a refined finishing touch.

The rear garden has been thoughtfully landscaped, featuring a patio for outdoor dining and paving up to the garden shed, perfect for enjoying sunny days. A large storage shed, installed by the current owners, sits at the back of the garden, complimented by pedestrian side access. To the front, a driveway offers parking for one to two vehicles.

Full Market Value: £235,000
40% Share Price £94,000
Rental on Unowned 60%: £297.24 PCM
Service Charge: £10.12 PCM
Buildings Insurance: £14.19 PCM

Local Connection Requirement:
Applicants must have a local connection to Landkey Parish. After three months, the eligibility area will be widened (please enquire for further details).
Purchasing Options:

If eligible, you may increase your share in the property over time.

Shared Ownership is a Part Buy, Part Rent scheme that helps you get on the property ladder with a smaller upfront payment. You purchase an initial share of your home using a mortgage from a bank or building society, while paying a subsidised rent on the remaining share. In most cases, the combined monthly mortgage and rent is less than the cost of buying a similar property outright. Over time, you can purchase additional shares (known as staircasing) until you own your home outright at 100%.

Additional Costs
Please be aware that Shared Ownership purchases may involve additional legal fees during the conveyancing process. Your solicitor will be able to provide advice on these.

Services

Type your text here

Council Tax band

C

EPC Rating

B

Tenure

Leasehold

Viewings

Strictly by appointment with the
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branch on
01271 327878

