

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 for 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. Made with Metropix ©2025



2 Bed Bungalow - Detached

4 Bramley Meadow, Landkey, Barnstaple, EX32 0PB

Guide Price

£300,000

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

**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.



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")

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.

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.

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

