



2 St Keyes Close, Landkey, Barnstaple, Devon, EX32 0HF







## 2 St Keyes Close, Landkey, Barnstaple, Devon, EX32 0HF

### £380,000

In a cul de sac position is this well presented PVC double glazed and gas centrally heated 3 bedrooomed detached chalet property, which is pleasantly set within the highly sought after village of Landkey.

The property is believed to have been constructed during the 1970's with adaptable accommodation which benefits from newly installed double glazed windows and doors, new flooring throughout most of the ground floor, along with a newly constructed media wall in the lounge.

Briefly the accommodation provides entrance hall with separate W/C off, lounge with doors to the rear garden, a spacious kitchen/diner with integrated appliances, along with a ground floor bedroom. To the first floor there are 2 further bedrooms and a bathroom.

Landkey offers local amenities comprising primary school, tea rooms, a village inn, places of worship, along with a regular bus service which runs between Barnstaple, North Devon's Regional Centre and the market town of South Molton. A short distance away access is available to the North Devon Link Road, leading through to junction 27 of the M5, part of the National motorway network, whilst Barnstaple railhead provides a link to the National railway system.

## 2 St Keyes Close, Landkey, Barnstaple, Devon, EX32 0HF

---

Newly Installed PVC Double Glazing  
Newly Installed Floor Covering To Most Of The Ground Floor  
Lounge With A Newly Built Media Wall  
Three Good Sized Bedrooms  
Generous Sized Garage With Additional Parking  
Southerly Facing Enclosed Rear Garden  
Sought After Village Location  
Must Be Viewed!



---

### Entrance Hall

Separate W/C

### Lounge

19' 9" x 11' 6" (6.02m x 3.51m)

### Kitchen / Diner

19' 0" x 9' 8" (5.79m x 2.95m)

### Ground Floor Bedroom

9' 8" x 9' 5" (2.95m x 2.87m)

### First Floor Landing

### Bedroom One

14' 8" x 11' 8" (4.47m x 3.56m)

### Bedroom Two

14' 7" x 9' 7" (4.45m x 2.92m)

### Family Bathroom

10' 9" x 5' 7" (3.28m x 1.70m)

### Outside

To the front of the property is a lawned garden area with a mature tree. Driveway parking for 2 vehicles leads to the garage. Access to each side of the property leads to the enclosed Southerly facing rear garden, which affords a high degree of privacy being laid to lawn with a paved patio area, and a timber garden shed.

### Garage

17' 3" x 11' 3" (5.26m x 3.43m) With up and over door. PVC double glazed door to rear, space and plumbing for washing machine, gas fired boiler serving the domestic hot water and central heating system.



## Agents Note

Previous planning consent was approved on 5th March 2021 under application number 72792 through North Devon Council for an extension to the property to provide additional accommodation to the ground and first floors. Further information in respect of this can be found via the North Devon Council website.

## SERVICES

Services: All Mains Services Are Available.

Council Tax Band: C.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: D.

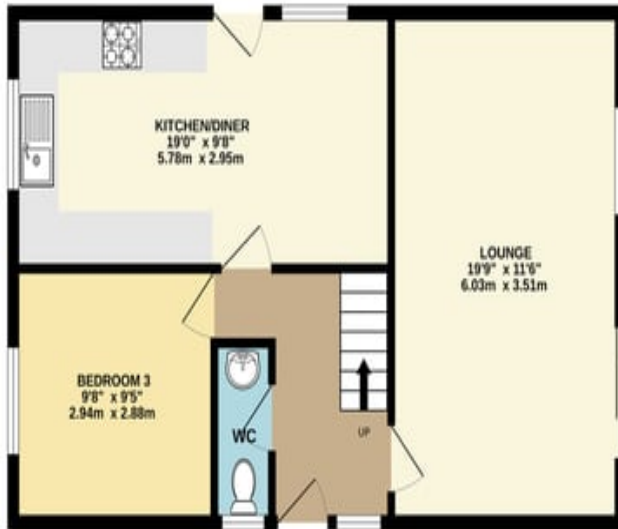
## DIRECTIONS

From Barnstaple, depart in an Easterly direction on the A361/North Devon Link Road. At Landkey roundabout turn right. Continue up hill and take the 3rd right into Vicarage Road. Turn left into Bakery Way dropping down, where turn left into St Keyes Close, where the property can be seen on your right hand side.

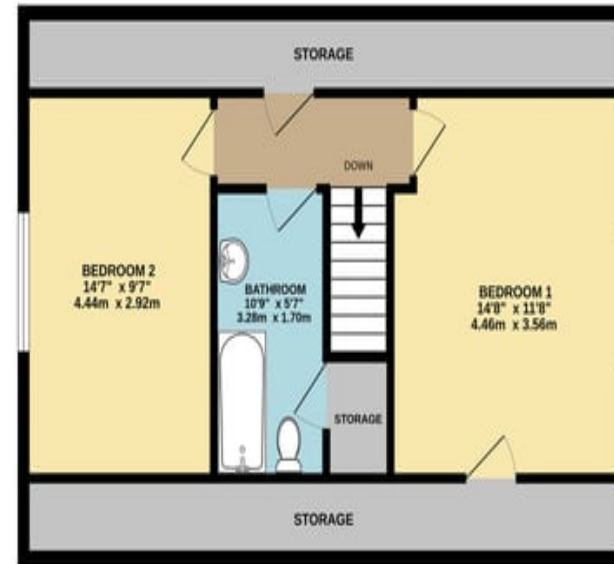
*At John Smale & Co we don't just sell houses!  
Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.*



GROUND FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.2 sq.m.) approx.  
Made with Metropix ©2024

Any representation made by John Smale & Co Estate Agents, whether orally or in writing made in reference to these particulars, or prior to them being produced is believed to be correct, but its accuracy is not guaranteed, and it should not be relied on. Any areas, land plans, measurements, distance, or orientations are given in good faith but approximate only. The property, its services, appliances, fixtures, and fittings have not been surveyed or tested by John Smale & Co Estate Agents. Any reference to any property alterations is not a statement that any necessary planning, building regulations or other consent has been granted. The agents advise buyers to instruct their chosen solicitors, surveyors, or any other relevant property professionals to clarify any matters concerning the property.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(56-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







