12 Denes Close

Landkey, Barnstaple, Devon, EX32 0JD

Key Details

Chain-free and set on a generous plot with a stunning wrap-around garden, garage and private driveway, this well-presented three-bedroom detached bungalow offers fantastic single-storey living with plenty of potential to make it your own.

1 3 1 62.2 sq.m

Freehold

Offers In Excess Of

£290,000

- Three bedrooms
- Detached bungalow
- No chain
- Popular location
- Garage and driveway



Gallery

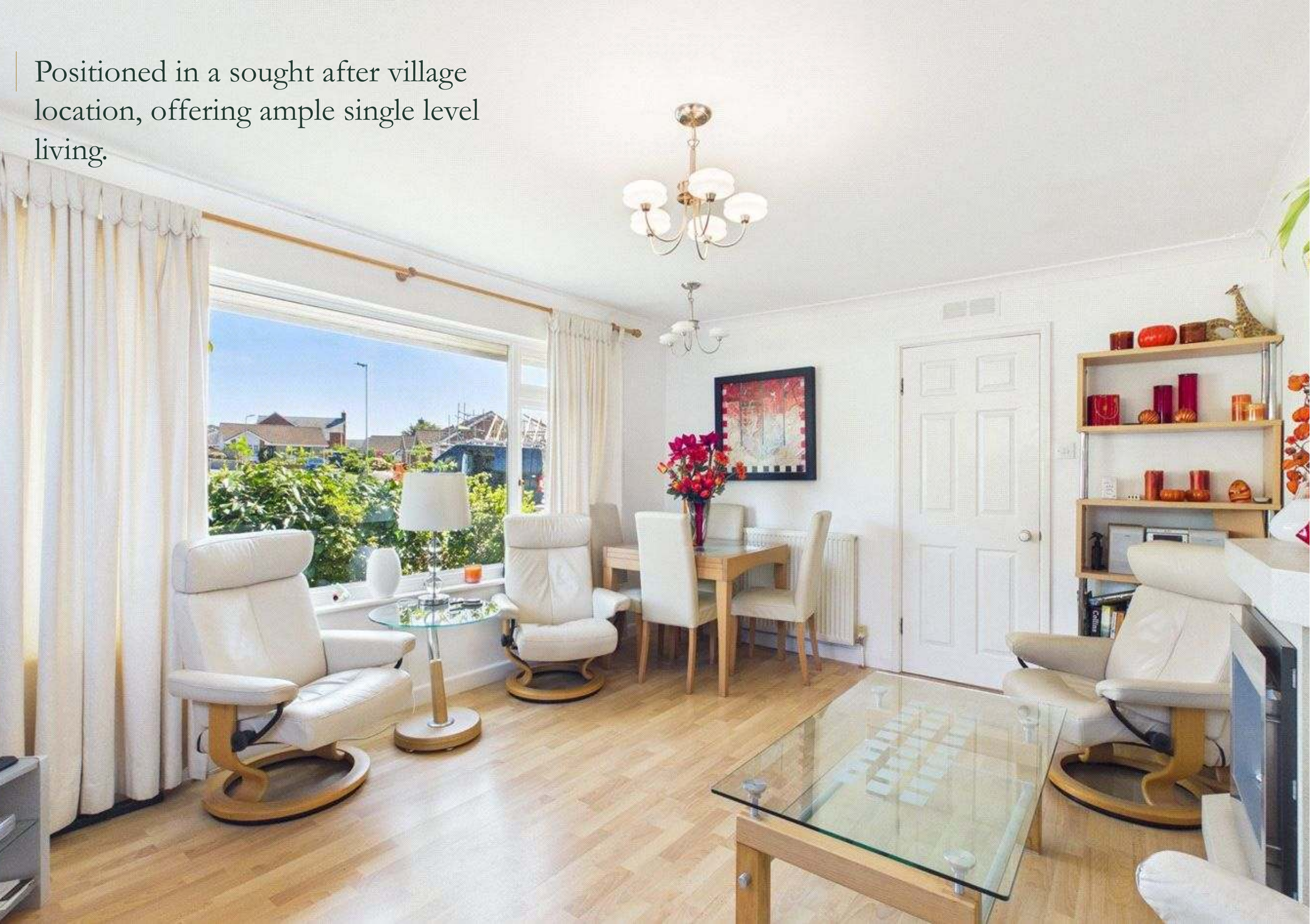








Positioned in a sought after village location, offering ample single level living.



Description

Offered to the market with no onward chain, this detached three bedroom bungalow presents an excellent opportunity for those seeking single-storey living in a popular residential setting. The property is in good condtition throughout, providing comfortable and practical accommodation whilst offering scope for a purchaser to put their own stamp on the home. The accommodation comprises a spacious sitting room, kitchen, three bedrooms and a family bathroom, all arranged on one convenient level.

Occupying a generous plot, a standout feature of the property is the wrap-around garden, which enjoys a variety of lawned and planted areas, creating an attractive outdoor space with plenty of potential for keen gardeners, entertaining, or simply relaxing in privacy.

Further benefits include a garage, private driveway parking, and the ease of a chain-free purchase. A well-positioned bungalow with excellent potential, generous outside space and valuable off-road parking, early viewing is recommended.



Services & Additional Information

Mobile

Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Broadband

Broadband is available—highest available download speed 76 Mbps, highest available upload speed 15 Mbps (Openreach).

Services & Outgoings

We understand that mains electric, gas, water and drainage are connected to the property. Gas fired central heating.

Local Authority & Council Tax

North Devon Council - Band C

Flooding

The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Construction

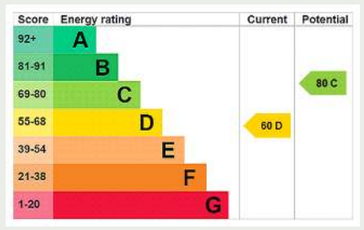
Brick/Block

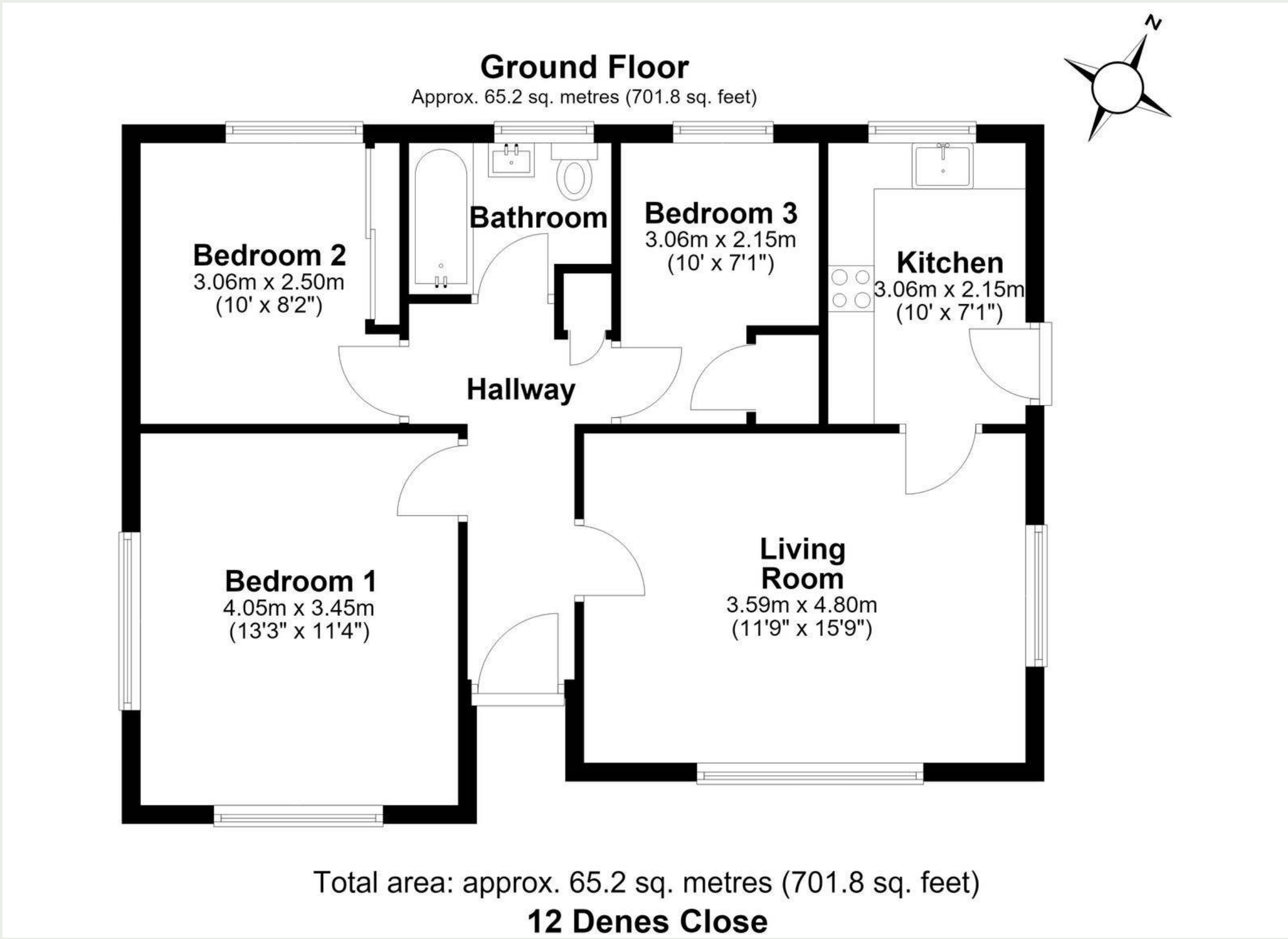
Plans

Internal Floor Area

62.2 sq.m

EPC Rating = D





Total area: approx. 65.2 sq. metres (701.8 sq. feet)

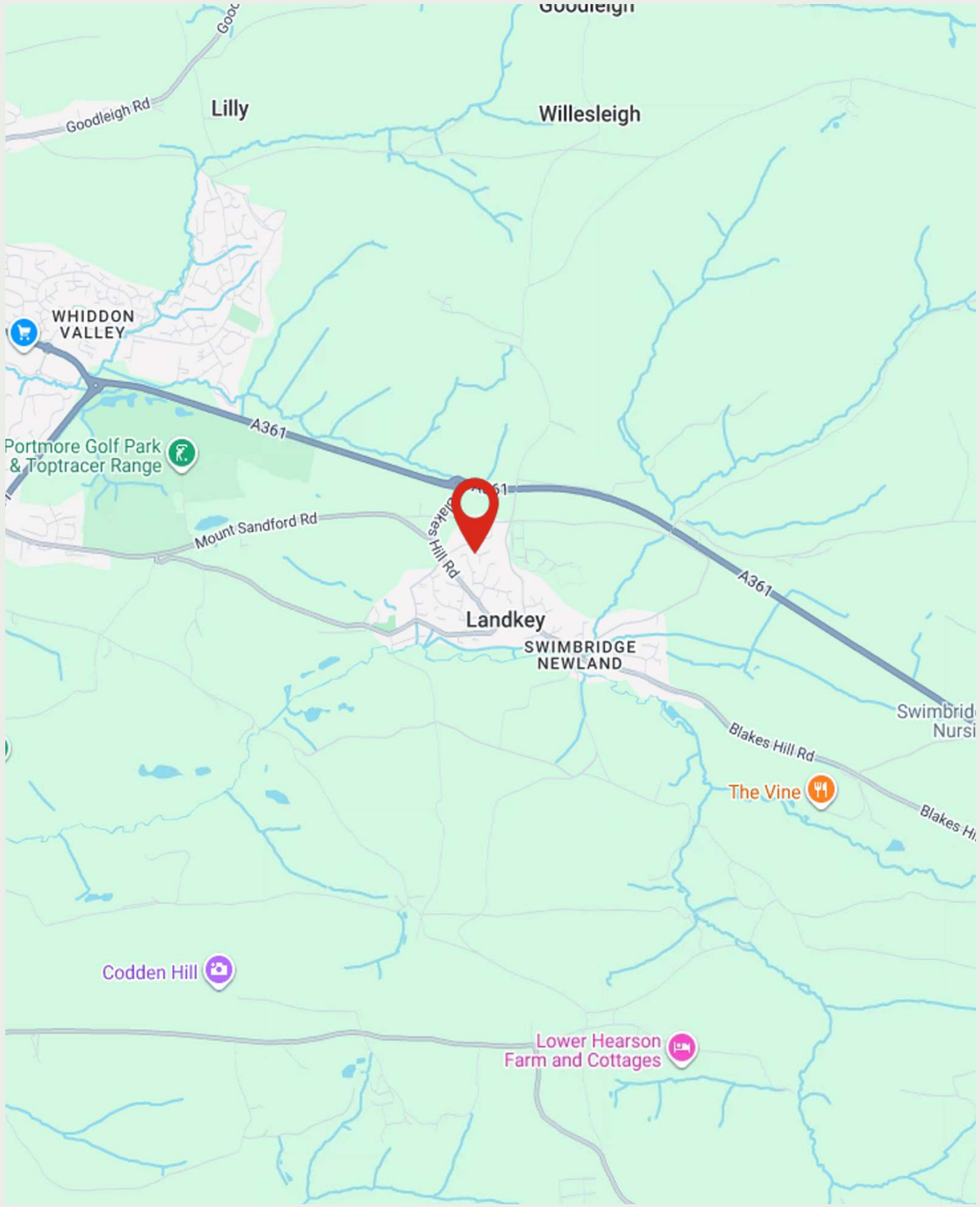
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Location

Situation

Denes close is located in the sought after village of Landkey. The village itself is situated just 2.5 miles east of Barnstaple and has an outstanding primary School, there are regular buses to both Barnstaple and South Molton. Amenities within the village include an historic church, a village hall, post office/shop and a popular Public House.

The village enjoys direct access to the A361 (North Devon link road) which provides links to the larger regional centre of Barnstaple, the historic and regional centre of North Devon affording a more extensive range of commercial, educational and recreational facilities befitting from a variety of banking, schooling, a theatre, cinema, leisure centre and restaurants, combining modern shopping amenities with a bustling market atmosphere. Popular sandy beaches of Westward Ho!, Instow, Saunton, Croyde and Woolacombe are within easy reach. The cathedral city of Exeter with its university, airport, inter-rail and motorway links is some 42 miles in distance.



Directions

lawyer.golf.slime

Important Notices

Disclaimer & Important Information

Greenslade Taylor Hunt, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

For clarification we wish to inform any prospective purchasers that whilst we endeavour to make our sales particulars as accurate and reliable as possible, they have been prepared as a general guide. If there are any points which are of particular importance to you, please contact the office, especially if you are contemplating travelling some distance to view the property.

Any areas, measurements or distances are approximate and any room sizes provided should not be relied upon for carpets or furnishings. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any field numbers and areas shown on the attached plan are based on the Ordnance Survey and are for identification purposes only. They do not necessarily correspond either with the National Grid plan numbers or with those produced on the Rural Land Register.

It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not carried out a detailed survey, tested any services, equipment, facilities or appliances. Purchasers must satisfy themselves by inspection or otherwise.

We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making their own enquiries in this regard.

Viewing Health & Safety Policy

In accordance with our Health and Safety policy all parties undertaking viewings do so at their own risk. In the event of the property being a site with associated risks/renovation requirements, and if so directed by a member of GTH viewers must wear their own appropriate Personal Protection Equipment (PPE).

Viewers must be vigilant when viewing working farms/land, particularly around the farmyard and in fields containing stock. All potential purchasers are asked to observe the country code and close all gates.

If interested parties do not adhere to our policy and view the site unaccompanied (or without PPE) we/the seller cannot be held liable for any damage or personal injury or associated claim for compensation.

Contact Us

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Barnstaple

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Viewings strictly by appointment with the agents, Greenslade Taylor Hunt.

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