

CHEQUERS

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South Hayes Copse, Landkey, Barnstaple, Devon, EX32 0UZ

A beautifully presented modern double-fronted semi-detached home, recently refurbished to include a new gas-fired boiler and fresh redecoration throughout. Offering spacious and flexible accommodation, the property features a bright double-aspect living room, a well-appointed fitted kitchen/diner with a range of integral appliances and additional storage units, and a delightful conservatory overlooking the landscaped rear garden.

Asking Price:
£350,000



- Modern double fronted semi-detached house
- Refurbished and redecorated including new boiler
- Integral garage and driveway parking
- Spacious and flexible accommodation
- Double aspect living room
- Fitted kitchen/diner with a range of integral appliances
- Conservatory
- Three bedrooms (one en-suite)
- Family bathroom
- Sought after village location
- Landscaped rear garden



An attractive and immaculately presented modern double-fronted semi-detached residence, thoughtfully refurbished to a high standard, offering well-balanced and versatile accommodation ideally suited to contemporary family living. The property benefits from a newly installed gas-fired boiler and has been tastefully redecorated throughout, creating a light, stylish and welcoming interior.

The ground floor is particularly impressive, with a generously proportioned double-aspect sitting room providing an abundance of natural light and a comfortable yet elegant space for relaxation and entertaining. The fitted kitchen/dining room is well-appointed, featuring a range of integral appliances complemented by additional storage units, and offers an excellent social hub for everyday living. This space flows seamlessly into a charming conservatory, which enjoys delightful views over the landscaped rear garden and provides a further versatile reception area.
Upstairs, the property continues to impress with three well-proportioned bedrooms, including a principal bedroom with ensuite facilities. A modern family bathroom serves the remaining bedrooms, all presented in keeping with the overall high standard of the home.

Externally, the landscaped rear garden has been carefully designed for ease of maintenance and outdoor enjoyment, while to the front there is driveway parking leading to an integral garage, providing both convenience and additional storage.

The property is situated within the highly regarded village of Landkey, a sought-after North Devon location known for its strong sense of community and attractive surroundings, whilst remaining conveniently positioned for access to nearby amenities and transport links.

This is a superb opportunity to acquire a stylish and turnkey home in a desirable village setting.















Entrance Hall - Double glazed entrance door, radiator, stairs to first floor, laminate flooring.

Cloakroom/Utility Room - Opaque double glazed window to rear aspect, radiator, W.C, hand basin, space and plumbing for washing machine, work surface area, laminate flooring, wall mounted new gas fired boiler.

Lounge - 16'11" x 11'4" (5.16m x 3.45m)

Double glazed window to front aspect, double glazed patio doors leading to rear garden, radiator, fitted carpet.

Conservatory - 10'4" x 8'10" (3.15m x 2.7m)

Double glazed windows to rear and side aspect, large double glazed sliding door to garden, laminate flooring, door to garage.

Kitchen/Diner - 16'11" x 9'1" (5.16m x 2.77m)

Double glazed window to front aspect, double glazed doors to conservatory, range of fitted cupboards and drawers, built in electric oven and new gas hob, space for table and chairs, new laminate flooring.

First Floor Landing - Double glazed window to rear aspect, radiator, new fitted carpet, airing cupboard, loft hatch.

Bedroom One - 11'5" x 10'10" (3.48m x 3.3m)

Double glazed window to front aspect, radiator, two fitted closets, fitted carpet.

En-Suite - 7'10" x 10'10" (2.4m x 3.3m)

Opaque double glazed window, radiator, W.C, hand basin, shower cubicle, extractor fan, shaving point, laminate flooring.

Bedroom Two - 9'8" x 9'1" (2.95m x 2.77m)

Double glazed window to front and side aspect, radiator, new fitted carpet.







Bedroom Three - 9'1" x 6'6" (2.77m x 1.98m)

Double glazed window to rear aspect, radiator, new fitted carpet.

Bathroom - 6'5" x 5'3" (1.96m x 1.6m)

Opaque double glazed window to front aspect, suite comprising mixer tap, hand basin with vanity cabinet below, W.C, radiator, extractor fan, shaving point, stylish tiled surround, vinyl plank tile flooring.

Garage - 17'5" x 9'7" (5.3m x 2.92m)

Up and over garage door to front, window to rear aspect, electric lighting and power points, pitched roof.

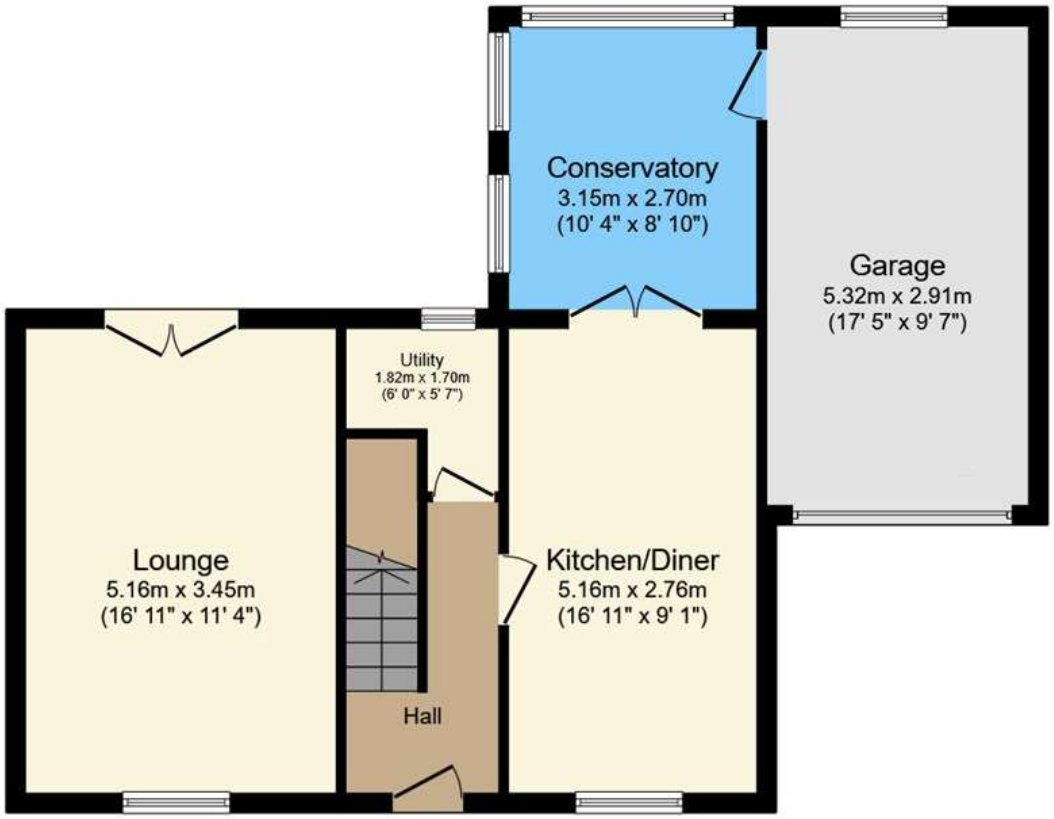
Outside - To the front is a private drive, providing parking for 2 cars. This leads to the integral garage. To the rear is a good sized family garden, that has been landscaped and improved. It offers a patio seating area, lawn, vegetable plot and some attractive borders.

Note - For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Some photographs may have been taken using a wide-angle lens. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. All room sizes and measurements are approximate and should not be relied upon for the purposes of carpets, furnishings or other fittings. If there are any important matters likely to affect your decision to purchase, please contact us prior to viewing the property.



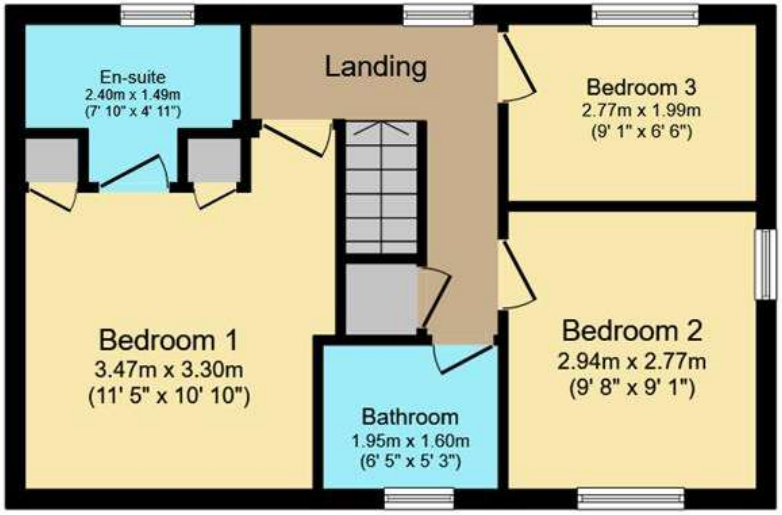






Ground Floor

Floor area 67.1 m² (722 sq.ft.)



First Floor

Floor area 45.1 m² (486 sq.ft.)

TOTAL: 112.2 m² (1,208 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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