Collyers
PROPERTIES









38B Harford Way, Barnstaple, EX32 0FG

Guide Price £240,000

Flooring now included! EPC estimates approx £288pa for heating, hot water and lighting! Only 2 Homes Left! Ready now, A-rated new home in Landkey featuring solar panels, air source heat pump, underfloor heating, EV charger, 2 parking spaces, and beautiful countryside views — the perfect blend of modern comfort and rural charm.

Description

Modern, Energy-Efficient New Homes in Beautiful North Devon

Step onto the property ladder with these thoughtfully designed two-bedroom homes,
set within a peaceful cul-de-sac in the charming village of Landkey, North Devon.
Combining contemporary living with stunning countryside surroundings, these
homes offer the perfect balance of comfort, style, and practicality.

Built by an experienced and trusted local developer, each property showcases high-quality
craftsmanship, modern design, and meticulous attention to detail—ensuring a home that not
only looks great but performs efficiently for years to come.

Inside, you'll find bright, well-planned living spaces featuring an integrated kitchen, a stylish
three-piece bathroom, and clever design touches such as a space-saving pocket door.
Underfloor heating throughout the ground floor, powered by an energy-efficient air source
heat pump, ensures year-round comfort.

These homes are designed with sustainability in mind, boasting solar panels, an impressive
A-rated EPC, and provisions for electric vehicle charging—helping you reduce both your
carbon footprint and energy bills.

Outside, each property benefits from off-street parking for two vehicles and a turfed rear
garden, ideal for relaxing or entertaining while enjoying the surrounding rural views.

Key Features:
? Two-bedroom terrace homes in a quiet cul-de-sac
? Contemporary integrated kitchen
? Ground floor underfloor heating
? Air source heat pump & solar panels
? A-rated energy efficiency
? EV charging provision
? Off-street parking for two cars
? Turfed rear garden with countryside views
? Within a 30 minute drive to famous Devon beaches Woolacombe, Croyde and Saunton Sands

Whether you're a first-time buyer or looking for a low-maintenance, energy-efficient home,
this development offers a fantastic opportunity to enjoy modern living in a tranquil North
Devon setting. Where everyday feels like a holiday.

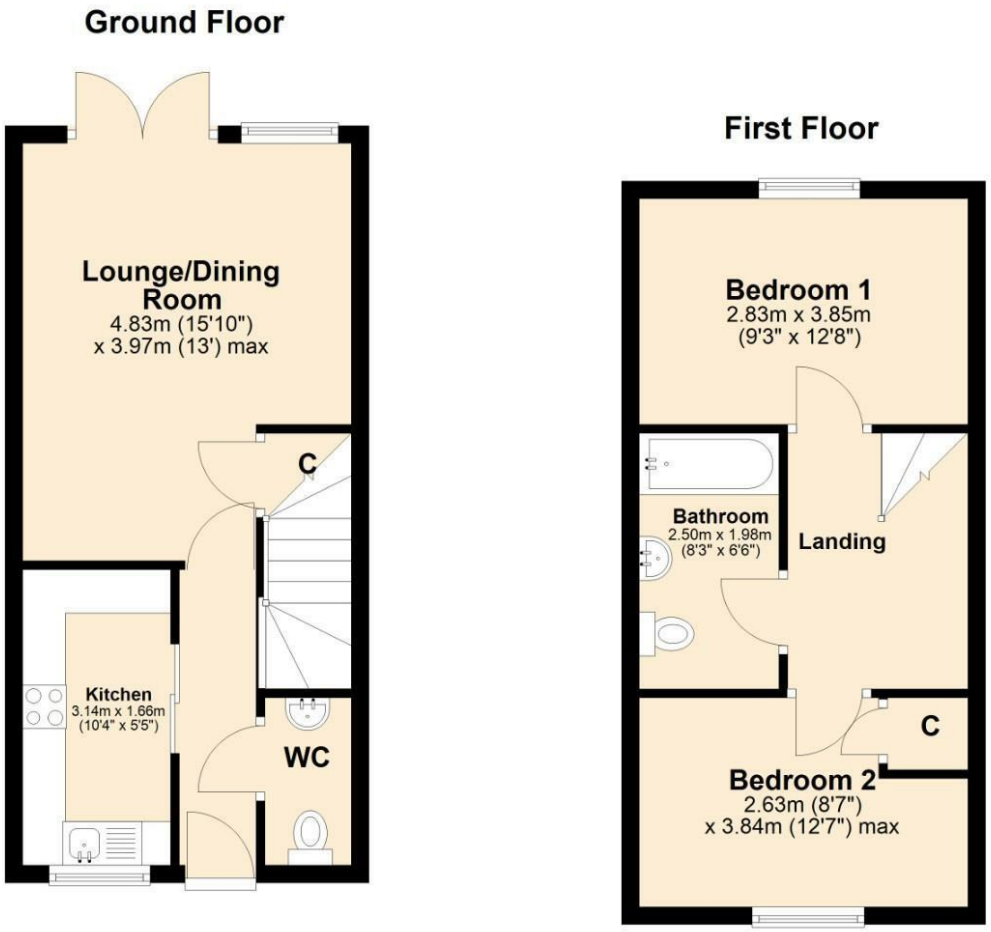
Disclaimer

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Photos may have been digitally enhanced and edited.

AML (Anti-Money Laundering)

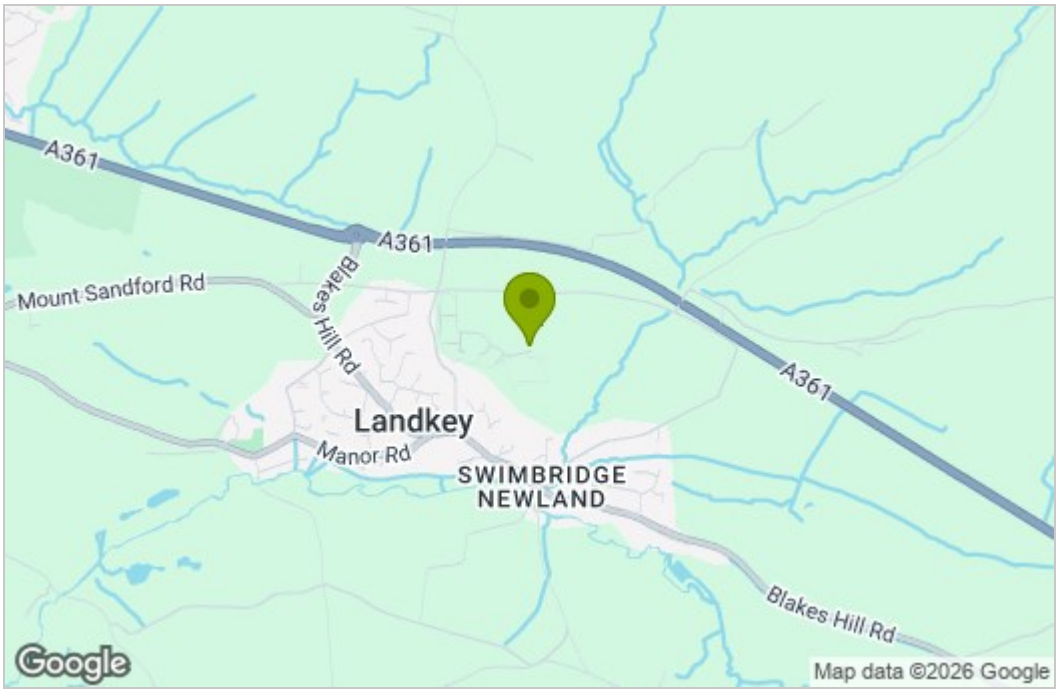
In line with UK anti-money laundering regulations, all purchasers are required to complete an AML (Anti-Money Laundering) check. A charge of £36.00 per property transaction applies for this service. Please ensure all relevant parties provide the required information promptly to avoid any unnecessary delays to the transaction.

Floor Plan

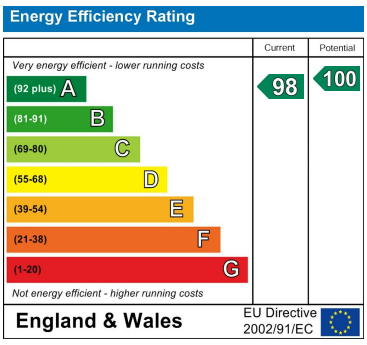


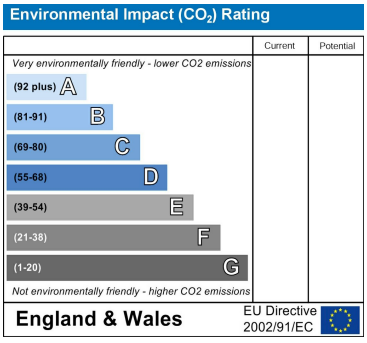
Harford Way, Landkey

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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