



24 Highfield, Lapford, EX17 6PY

Offers in the Region of **£299,500**

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24 Highfield

Lapford, Crediton

- Spacious detached bungalow in village location
- Corner plot & on a 'no through road'
- Light filled accommodation of 931sqft
- Three double bedrooms
- Huge dual aspect lounge diner & kitchen
- Shower room with WC & uPVC double glazing
- Sizeable gardens to front & both sides
- 21m driveway (4 cars) & a garage
- Being sold with no onward chain

Discover the comfort and tranquillity of this spacious detached bungalow, nestled in the heart of a delightful village. Situated on a corner plot, on a peaceful 'no through road,' this home offers a lovely living environment that's hard to resist.



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Step inside to experience the light-filled accommodation, spanning an impressive 931sqft. With three double bedrooms, there is plenty of space to accommodate a family or welcome guests. The generous dual-aspect lounge diner is the perfect place to unwind and entertain, creating a welcoming atmosphere for gatherings and relaxation. The well-appointed kitchen provides ample space for preparing delicious meals (integrated oven & electric hob (one ring isn't functioning)) and features a convenient layout for effortless cooking.

The bungalow boasts a modern shower room with a WC, ensuring comfort and convenience. Additionally, a separate WC adds to the practicality of the home.

Benefit from the comforts of central heating and uPVC double glazing, ensuring a cosy environment throughout the year.

Outside, you'll find gardens to the front and both sides, with the lawned south-facing garden reaching 13m x 12m and the side garden (17m x 7.2m) being enclosed and enjoying a shed & greenhouse, it offers ample opportunities for outdoor activities and gardening. The 21m driveway provides parking space for up to four cars, and the garage offers additional storage and convenience.



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This wonderful property is being sold with no onward chain, making it an attractive and hassle-free option for those looking to settle into their new home quickly.

Please see the floorplan for room sizes.

Current Council Tax: D (£2,281pa)

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil-fired central heating

Listed: No

Tenure: Freehold

DIRECTIONS: For Sat-Nav use EX17 6PY, as you turn into Highfield, proceed down the gentle slope and No.24 will be found at the bottom of the left.

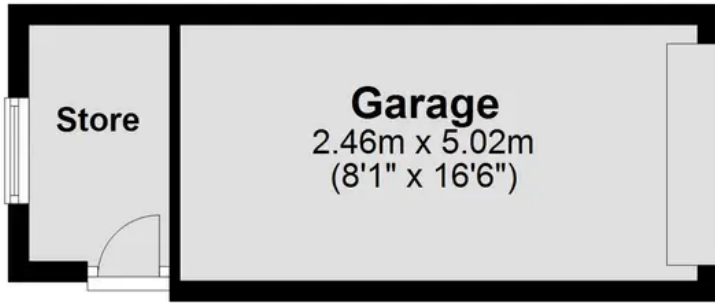
What3Words: [///regrowth.pirate.melons](https://www.what3words.com////regrowth.pirate.melons)

Lapford is a large village, beyond Morchard Road on the A377 – 9 miles from Crediton and 16 miles from the City of Exeter. Like most Devon parishes, it's not far from a lovely collection of trees – Eggesford Forest is just up the way, a regal coniferous plantation that plays host to variety of creatures including adders, butterflies, buzzards and woodpeckers (and badgers!). The village itself has a primary school with an excellent Ofsted report, sizeable playing fields (with a football pitch and kid-friendly playground) and a busy pub – The Old Malt Scoop Inn, once a 16th Century coaching inn – which now offers an à la carte dining experience, using only the best local produce.



Ground Floor

Approx. 86.5 sq. metres (931.3 sq. feet)



Total area: approx. 86.5 sq. metres (931.3 sq. feet)

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