



4 Hillside Terrace, Lapford, EX17 6FF

Guide Price £250,000

HELMORES
SINCE 1699

4 Hillside Terrace

Lapford, Crediton

- 3 bedroom village home
- Approx. 7 years old
- Living room plus kitchen/dining room
- Ensuite to master bedroom
- Utility and ground floor WC
- Efficient air source heat pump
- Courtyard style garden
- Off-road parking
- No onward chain

Built in 2016 by a well-known local firm, this 3 bedroom home is centrally located in the mid Devon village of Lapford. Offering a primary school, a pub, petrol station with mini-market and public transport of both bus and rail, it's a larger village which isn't isolated along miles of country lanes.



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The house itself is technically end terraced but as you'll see, it's only joined on the first floor so has the feeling of a detached house. An entrance hall welcomes you in and the entire ground floor has underfloor heating run from the energy efficient air source heat pump. There's a good-sized living room and across the back is a kitchen/dining room with built in appliances (oven, hob, extractor, fridge and washing machine) plus ample storage and a breakfast bar. Beyond this is a rear hall/utility area with a door to outside and a ground floor WC. On the first floor are 3 bedrooms, the largest having an ensuite shower room and the other 2 share the family bathroom, there's a loft and a landing cupboard for storage. The central heating continues with traditional radiators on the first floor.

Outside, there's a paved courtyard to the rear with a raised bank and a pedestrian gate to the parking area. In addition, a useful side area is home to the air source heat pump and there's room for bins and recycling too.



Please see the floorplan for room sizes.

Current Council Tax: C (mid Devon 2023/24 - £2027.85)
Utilities: Mains electric, water, telephone and broadband
Fastest broadband speed within this postcode: Up to 67Mbps (uSwitch)
Drainage: Mains drainage
Heating: Air source heat pump
Listed: No
Tenure: Freehold

DIRECTIONS: From Crediton High Street, head west towards Copplestone. Go through Copplestone, bearing right at the end of the traffic lights and continue on the A377. Proceed through Morchard Road and upon reaching Lapford Cross, turn right immediately before the garage. Go over the bridge and turn right up the hill into Lapford. Pass the church on your left and continue up the hill and the property will be found on the left.

What3Words - blindfold.newsreel.reflect

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.



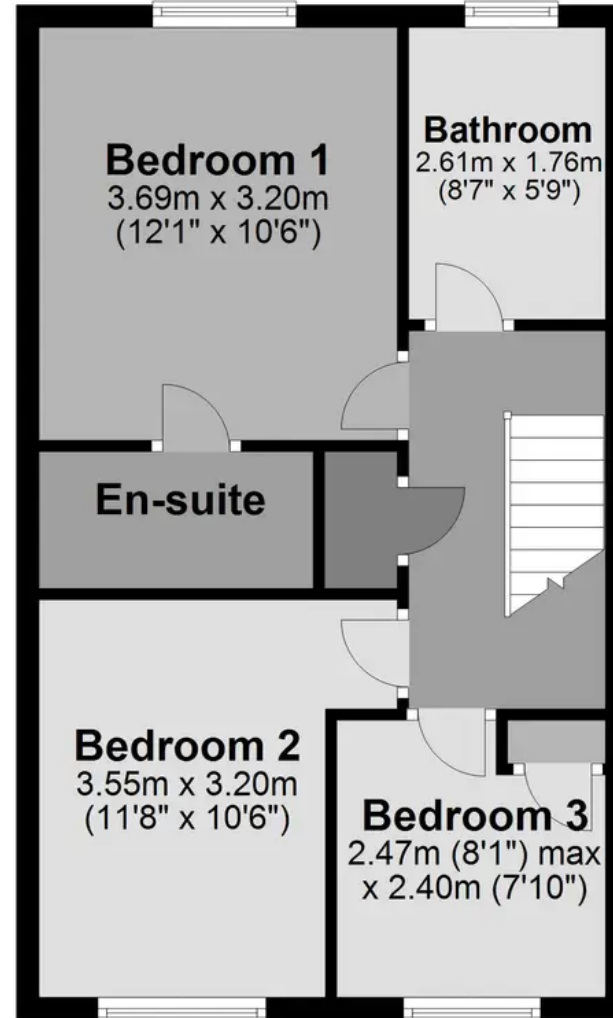
Ground Floor

Approx. 49.0 sq. metres (527.0 sq. feet)



First Floor

Approx. 43.8 sq. metres (472.0 sq. feet)



Total area: approx. 92.8 sq. metres (999.0 sq. feet)

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