



## Watersmeet Cottage, Lapford, EX17 6QS

Guide Price £225,000

**HELMORES**  
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# Watersmeet Cottage

Lapford, Crediton

- 2 bedroom semi detached cottage
- Separate rear garden and outbuildings
- Kitchen / diner and living room
- Solar panels
- Close to bus and train routes
- Off-road parking and garage/store
- No chain

Lapford is a Mid-Devon village of two parts, the first is Lapford Cross, adjacent to the A377, it is ideal for transport links including road and rail with regular bus and train services to Barnstaple and Crediton/Exeter and there is a petrol station/shop too. The main part of the village is just up the hill with stunning views and a great pub!



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The cottage is semi-detached and not listed. The layout gives a cosy sitting room with fireplace and the kitchen/dining room runs front to back with a useful walk-in larder and door to the rear garden. On the first floor are two bedrooms and a bathroom. The garage which sits to the side has been split into a store at the front and a utility or office space at the back. The rear garden is mainly level with paving and a mix of fence and hedging.

Agents Note: Planning has been sought for a bungalow on the garden opposite the cottage and this is also for sale. There is a deal to be done on purchasing as a whole.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2023/24 - £2027.85

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: No

Tenure: Freehold



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**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.

#### DIRECTIONS

For sat-nav use EX17 6QS and the What3Words address is [///latitudes.spirit.loading](https://www.what3words.com/latitudes.spirit.loading)

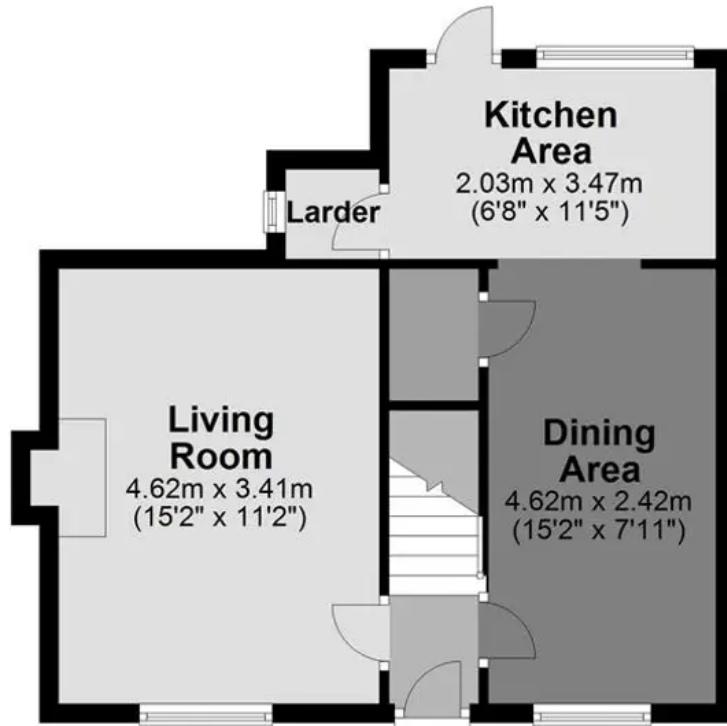
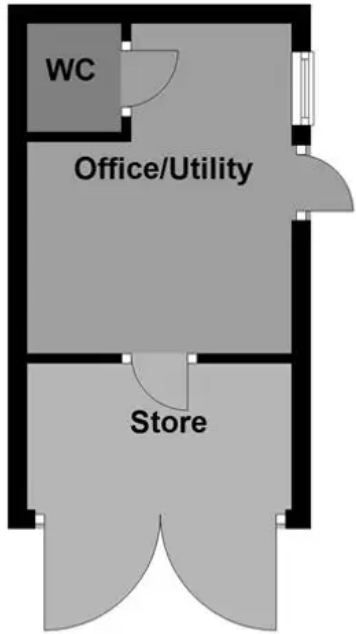
but if you want the traditional directions, please read on.

From Crediton High Street head towards Lapford, passing through Coplestone and staying on the A377. Go through Morchard Road and when arriving at Lapford Cross, take the first right (before the garage) and the property will be found on the right before the junction. For viewings it is advised to arrive 5 minutes early and take the second right on the main road (after the garage) and park there and walk around.

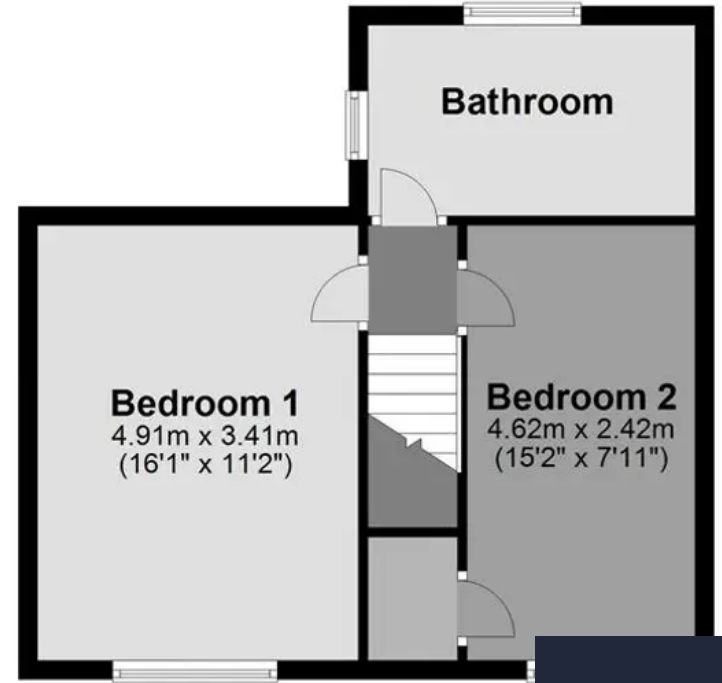




### Ground Floor



### First Floor







# Helmores

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