



1 Jackdaws Garden, Lapford

Offers Over £299,000

HELMORES
SINCE 1699

1 Jackdaws Garden

Lapford, Crediton, EX17 6PZ

- Modern & spacious semi detached home
- Just 3 years old
- Garden & parking
- 3 double bedrooms
- Master bedroom with ensuite
- Village location
- Solar panels
- 7 years warranty remaining
- Far reaching views
- Seller has secured an empty property

1 Jackdaws Garden was built in 2021, one of three properties built by a local developer with everything you would expect from a quality new build. The home is energy efficient with solar panels and high-grade insulation, set in the vibrant community of Lapford, with great transport links via train and bus.

The whole of the downstairs has underfloor heating and attractive wood effect tiles, the kitchen has stone coloured shaker style units with integrated fridge and freezer, dishwasher and eye level double oven along with an induction hob. There's space for a washing machine and dryer and a door leading to the garden. The lounge is spacious and full of light with a large bay window facing south and patio doors leading to the garden. The wide hall has a WC and storage with a stylish oak and glass banister.





Upstairs the master bedroom has an ensuite shower room and views out to the garden. A further double bedroom is also on this side of the house and the 3rd double bedroom is to the front with far reaching views over the countryside to Dartmoor. The family bathroom has a white suite p shaped bath with shower over. There are solar panels to heat the water, oil fired central heating and uPVC double glazing throughout.

Outside to the front is a patio area where the views can be taken in with a path and shrub border. There is parking space for 4 vehicles and the first section of the drive is shared by just two other properties. The garden to the rear has a patio area perfect for bbqs and outdoor dining and the rest is laid to lawn. There is a garden shed and bin storage to the side.

The property is being offered for sale with no onward chain.

We've created a virtually staged image for this property to spark your imagination and showcase furnishing ideas. Please note that these images are illustrative and the property is offered for sale unfurnished.

Please see the floorplan for room sizes.



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Current Council Tax: Band C – Mid Devon 2024/25 – £2,121.69

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired central heating (underfloor and radiators) Solar for hot water

Listed: No

Conservation Area: No

Tenure: Freehold

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, 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. There is an array of local community opportunities and a busy village hall where many events and activities are held.

DIRECTIONS

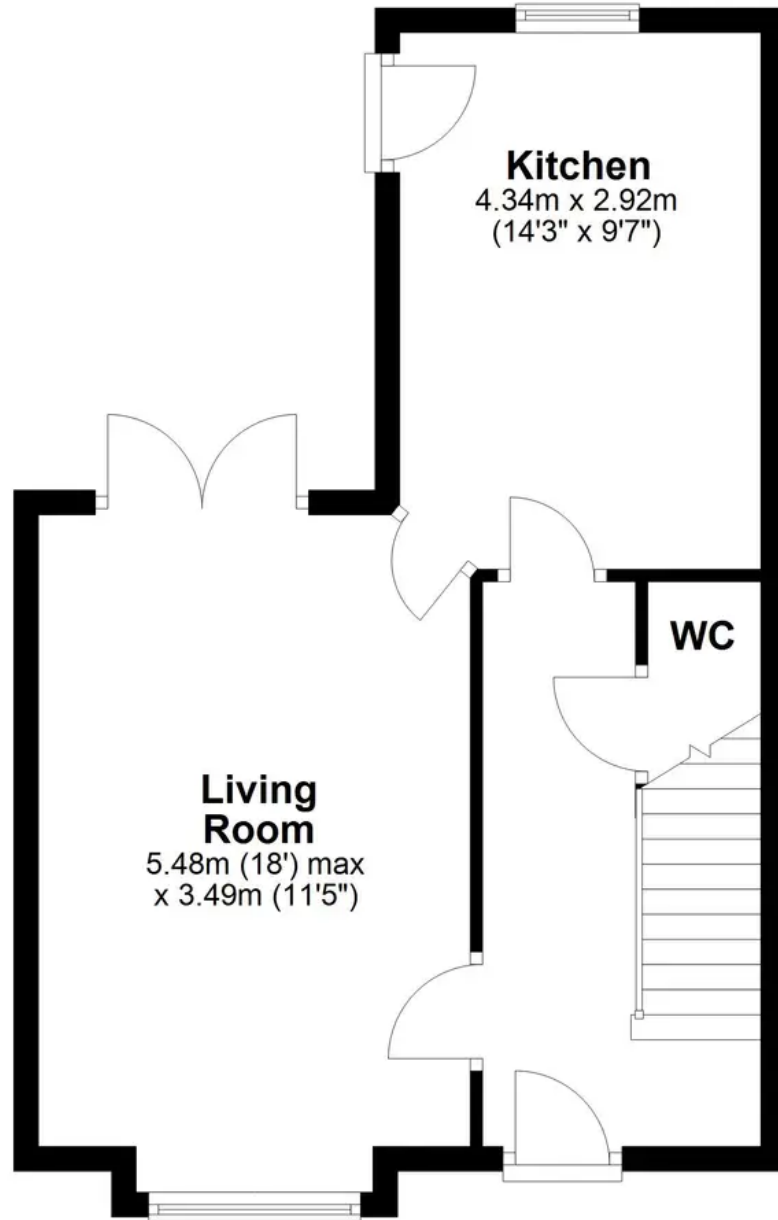
From Crediton follow the A377 in a westerly direction, after approximately 9 miles take a right turn just before Lapford Garage and continue up the hill into the village, after the sharp right turn, 1 Jackdaws Garden can be found along to the left.

What3Words: ///beakers.gliding.QUALTY



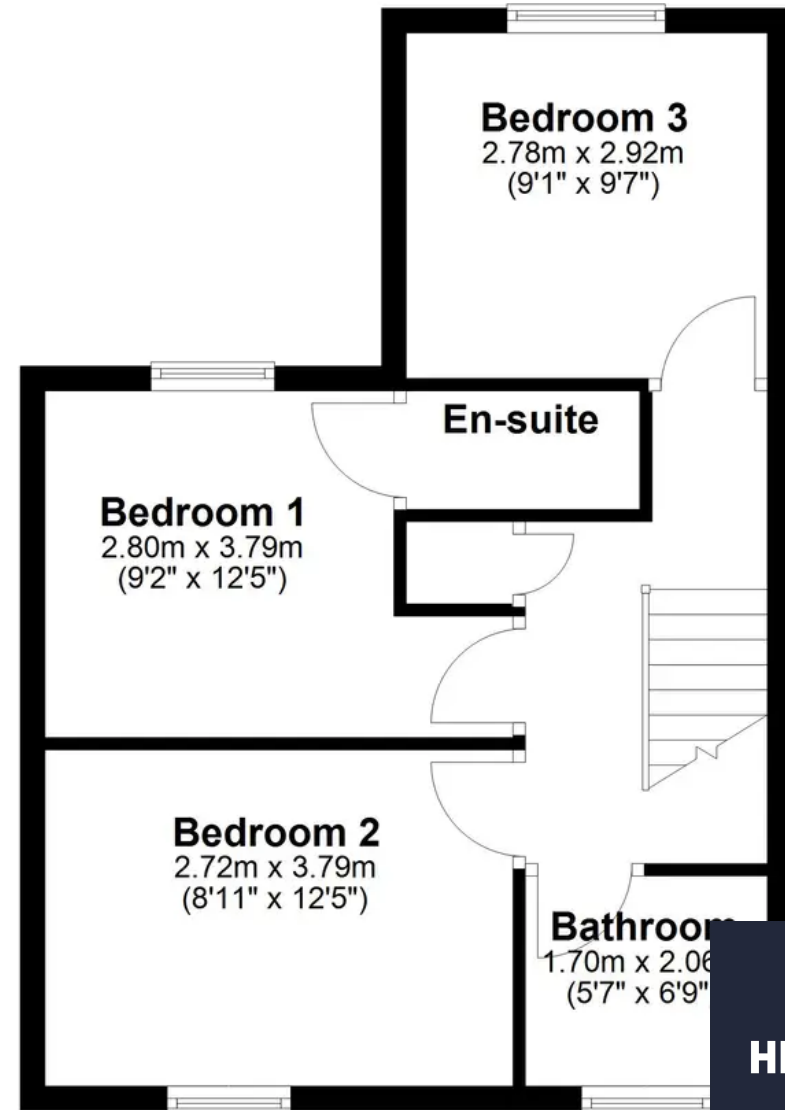
Ground Floor

Approx. 41.9 sq. metres (451.4 sq. feet)



First Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



Total area: approx. 83.4 sq. metres (897.4 sq. feet)

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