



4 Orchard Way, Lapford

Guide Price £145,000

4 Orchard Way

Lapford, Crediton, EX17 6PR

- 2 bedroom bungalow
- Village location with public transport and shop
- In need of some cosmetic improvement
- Living/dining room plus separate kitchen
- Shower room
- Lovely sized rear garden
- Parking in car park close by
- No chain

On a south facing, Mid Devon hillside, sits the village of Lapford. One of the larger villages in the area, there's a great community with a pub, shop/petrol station and both bus and rail links to Crediton/Exeter and Barnstaple. Orchard Way is a collection of houses and bungalows, mainly 2 and 3 bedroom properties which provide an affordable entry into village property ownership.





This particular bungalow is mid-terraced and is built of standard construction. It is in need of some updating internally but at this price, there's plenty of scope to improve. The layout offers a living/dining room with doors out to the front patio, a separate kitchen, and a bathroom. There's 2 bedrooms, a double and a single although many use the second bedroom as an office or simply to access the garden. There's electric storage heaters (no gas in the village) for heating. To the front is a lawned front garden and there's a larger lawned garden (blank canvass) to the rear with additional access via a pedestrian gate (so you don't have to go through the bungalow). Parking is available on the street outside or in the village car park (20m away) which is free.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon

Approx Age: 1980

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Electric

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 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 6PR and the What3Words address is [///baked.reforming.blueberry](https://www.what3words.com/#!/baked.reforming.blueberry)

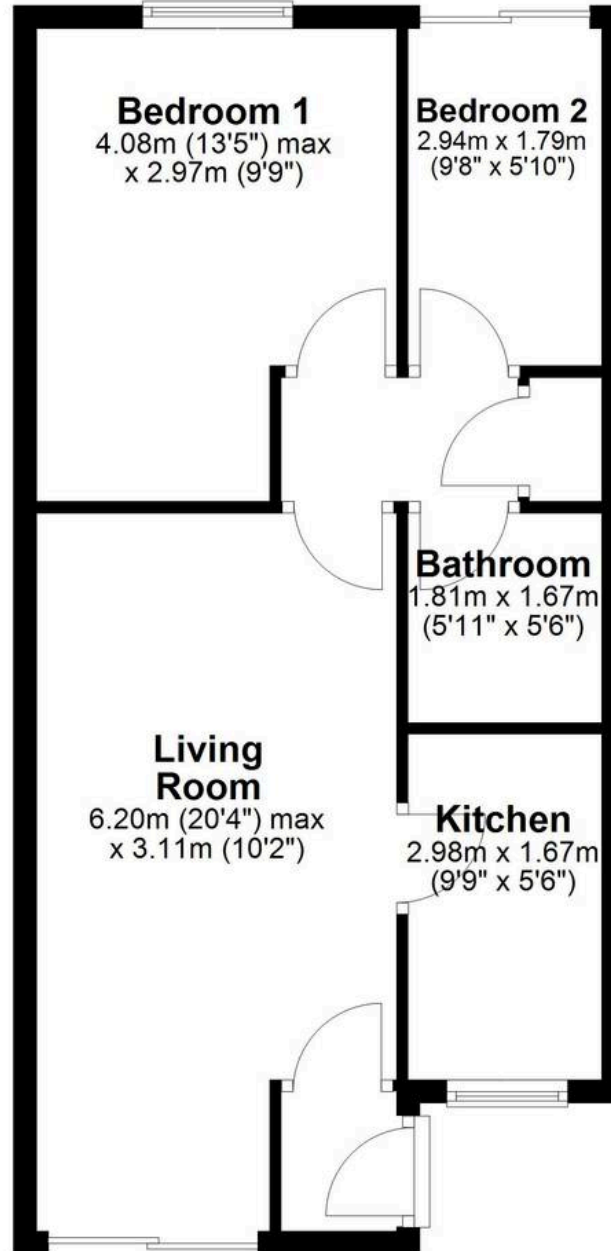
but if you want the traditional directions, please read on.

If in Crediton High Street, proceed towards Copplestone on the A377. Once in Copplestone, go through the lights and bear right, staying on the A377. Go through Morchard Road and once you arrive at Lapford Cross, turn right before the garage, over the bridge and up into the village. Pass the church on your left and The Old Malt Scoop on your right and take the next left into Orchard Way. The property will be on the right. Parking is available on the street or in the car park nearby (free).



Ground Floor

Approx. 48.2 sq. metres (518.4 sq. feet)



Total area: approx. 48.2 sq. metres (518.4 sq. feet)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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