



5 Higher Town Court, Rensey Lane, Lapford, EX17 6FD

Guide Price £375,000

5 Higher Town Court

Rensey Lane, Lapford, Crediton

- Detached edge of village property
- 4 Double bedrooms
- 3 Bathrooms
- Far reaching views
- Enclosed garden
- Parking for 2 vehicles
- Open plan kitchen/dining room
- Large lounge with woodburning stove
- Air-source heating & Solar panels

Higher Town Court is a very small development of dwellings sympathetically designed to blend in with the surrounding countryside, situated on the edge of the popular village of Lapford, with a thriving and active community. This home is deceptively spacious with large bedrooms and open living spaces, the air-source heat pump and solar thermal panels for the hot water make it affordable and efficient to run. With a primary school and shop along with train station and regular bus routes, Lapford is a super location with good accessibility and the benefits of rural living.

The kitchen/diner has an array of fitted units with integrated fridge/freezer and dishwasher. There's space for a washing machine and plenty of room for a large farm house style table. The lounge is full of light and enjoys wonderful views whilst still maintaining a cosy feel with the woodburning stove.





Also on the ground floor is a WC and large entrance hall. On the first floor there are two double bedrooms enjoying the views and the master bedroom has large fitted wardrobes and an ensuite shower room. The family bathroom has a white suite bath with shower over. On the 2nd floor there is a suite style bedroom with sitting area and fitted wardrobes along with a spacious ensuite shower room. The windows are timber double glazed and the heating is air-source generated central heating. The property has the added bonus of thermal solar providing hot water and underfloor heating on the ground floor.

Outside there are two parking spaces and a lovely enclosed garden with patio area to enjoy outdoor dining overlooking the countryside and storage shed. To the side there is a bin store and further storage.

Agents Note: There is a management company under control of the occupiers of Higher Town Court for which there are currently no annual charges.

Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon 2025/26 - £3062.08

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 13Mbps

Drainage: Mains drainage

Heating: Air Source central heating, thermal PV

Construction: Block/Timber

Listed: No

Conservation Area: Yes

Tenure: Freehold



Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

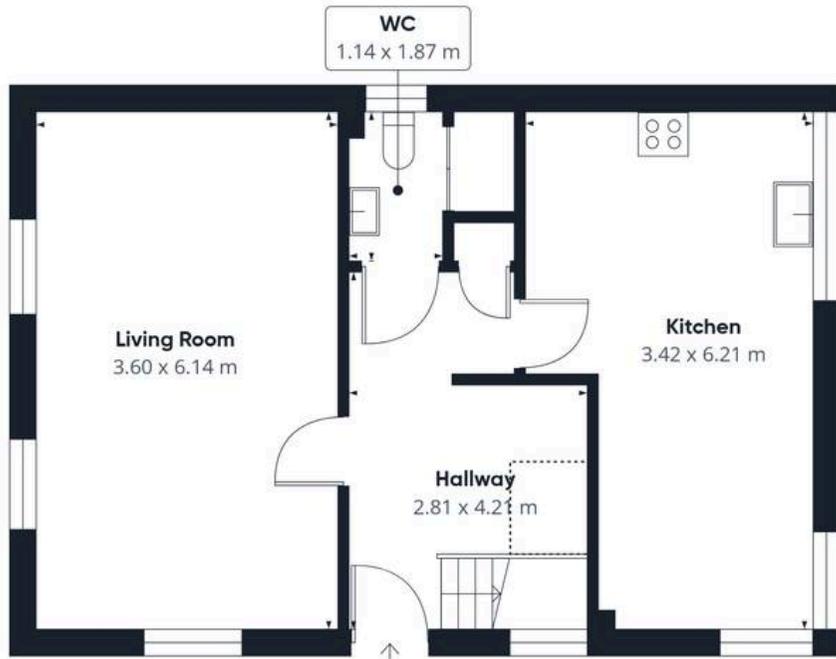
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker

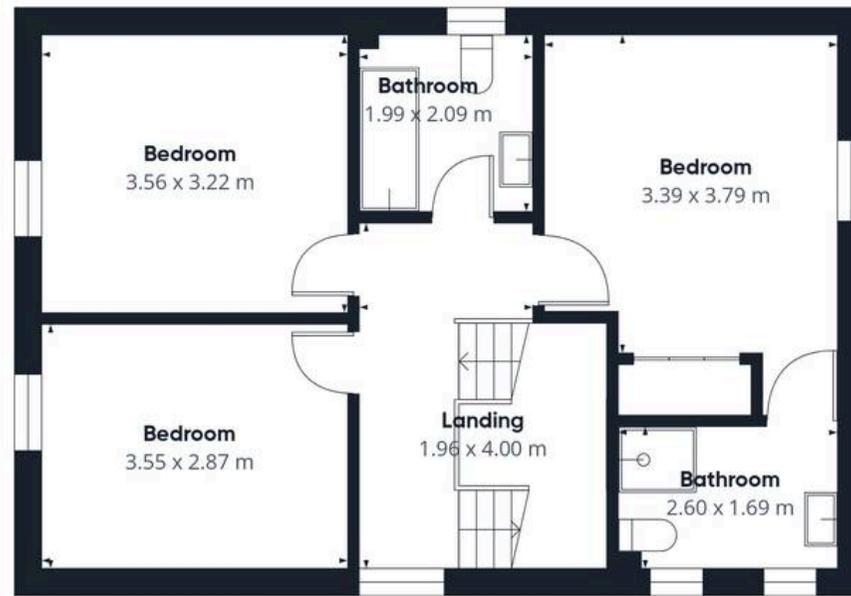
We're informed by the seller that the property is heated via Air Source Heat Pump. Buyers should confirm servicing arrangements and running costs.

We're informed by the seller that the property has shared use of the courtyard and communal areas. Buyers should confirm maintenance responsibilities, rights of use and any associated costs with their conveyancer.

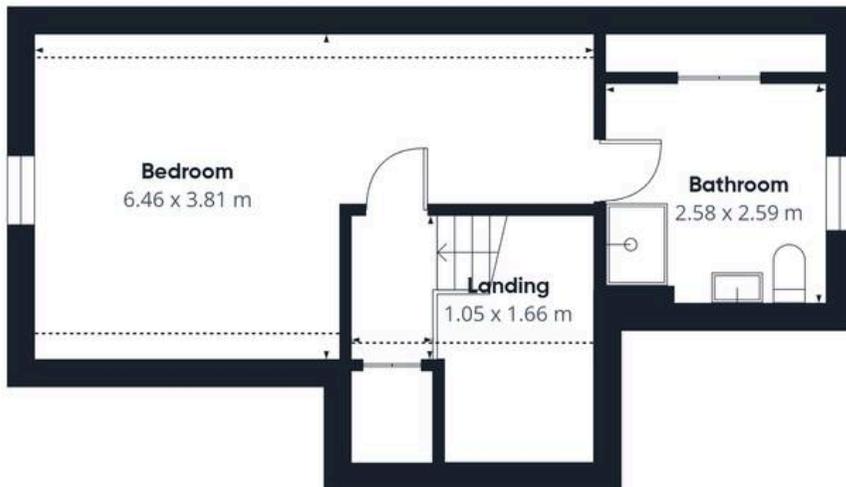




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

136.1 m²

Reduced headroom

3.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



LAPFORD is a hillside village overlooking the river Yeo. It has a past reaching back to the Iron Age and a grade I listed church that was rebuilt and extended in the 12 century by Sir William De Tracey as penance for his part in the murder of Thomas Becket. Several options are available for socialising including the Malt Scoop pub, Lapford Mill café, and several outside spaces for children to play and where events are held. Further out of the village on the A377 is the petrol station with convenience store. For a larger selection of independent shops, bigger supermarkets Crediton is 9 miles away. Nearby is Lapford station, a request stop on the scenic Tarka Line running between Barnstaple and Exeter. And for those seeking the fresh air, about a mile away is Eggesford Forest, home to the very first trees planted by the Forestry Commission which offers numerous plantations for walkers, riders, and cyclists.

DIRECTIONS

From the A377 take the road signposted to the village of Lapford, continue up the hill and straight up through the village. At the end of the village there is a left turn onto Rensley Lane, take this road and then the courtyard can be found immediately on the right.

For Sat Nav: EX17 6FD

What3Words: [///seaside.shuttled.cakewalk](https://www.what3words.com/#!/seaside.shuttled.cakewalk)





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.