



**3 Highfield, Lapford, EX17 6PY**

Guide Price **£249,950**



## 3 Highfield

Lapford, Crediton

- Detached village bungalow
- Cul-de-sac location
- 2 double bedrooms
- Large south facing living room
- Extensions to kitchen and garage
- Far reaching views
- Gardens front and rear
- Ample parking and sizable garage
- No chain

Being one of Mid Devon's larger villages, Lapford has plenty going on. The village still has its own primary school (secondary in Chulmleigh or Crediton via bus), an active church, garage and the local petrol station has a shop for everyday needs. The A377 isn't too far either so you don't need to travel miles on single track lanes to get here. The Tarka Line (Exeter – Crediton – Barnstaple) runs through too with a station to add to convenience, and all this being amongst Devon's rolling hills.

This detached bungalow occupies an elevated cul-de-sac position in the village with far reaching views over the rooftops and countryside to Dartmoor on the horizon on a clear day. Built in the 1970's, the property has been enlarged since then with the additions of a kitchen extension at the rear, a dual entrance porch to the side and the garage was also widened to give some extra space.







It's complete with uPVC double glazing, LPG central heating (gas bottles delivered and connected on a contract so acts like a usual gas supply) and although it's a little dated in décor, the room sizes are generous for a property of this type. The large living room is south facing and takes in those views at the front, whilst the extended kitchen/dining room enjoys a view of the rear garden. There are two double bedrooms, both with built in storage and the bathroom has been upgraded to a shower room. The loft has electric, lighting and is partly boarded.

Outside, there is ample parking for two or three vehicles which leads to the garage. The front gardens are mainly laid to lawn with planted beds and the rear garden has paved seating areas, a green house, pathways and lawn, complete with timber fencing and some natural hedging to compliment the established borders.

#### Agents' Notes:

##### Boundaries, Access & Parking:

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 & Mobile Coverage:

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](http://www.ofcom.org.uk) or via the Ofcom coverage checker.





### Virtual Staging:

Some images used in this marketing material may be virtually staged for illustration purposes. Buyers should not assume that furnishings, décor, or condition shown are representative of the property as currently presented.

### 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.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon

Approx Age: 1970's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: LPG gas (bottles, delivered on contract)

Listed: No

Conservation Area: No

Tenure: Freehold





Approximate total area<sup>(1)</sup>  
105.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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**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 :** For sat-nav use EX17 6PY and the What3Words address is [///cried.salaried.gaps](https://www.what3words.com/cried.salaried.gaps) but if you want the traditional directions, please read on.

From the A377 at Lapford Cross, proceed up the hill into Lapford village and after the right hand bend on the hill, take the next right into Highfield. Then first left and the property will be found on your left.







## Helmores

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