



36 Orchard Way, Lapford, EX17 6PR

Guide Price **£185,000**

36 Orchard Way

Lapford, Crediton

- Great value terrace property
- Set in the active community of Lapford
- Easy to maintain garden
- Garage
- Conservatory to the rear
- 2 Double bedrooms
- Great storage solutions
- Close to bus & train routes
- No onward chain

This two-bedroom mid-terrace home is set in the village of Lapford, within easy reach of both the train station and regular bus routes, making it a practical choice for commuting or day-to-day travel.

Inside, the layout is straightforward and comfortable. The sitting and dining room faces south, bringing in good natural light, and includes useful built-in storage with a pull-out desk neatly positioned beneath the stairs – an ideal work-from-home solution without taking up additional space. The adjoining kitchen offers a generous range of storage units along with an oven, designed for practical everyday use.

A conservatory at the rear provides an additional reception area overlooking the garden, creating a natural spot for dining, hobbies or simply enjoying the outlook through the seasons.





Upstairs are two double bedrooms – one to the front and one to the rear, the latter looking out across the garden – along with a bathroom fitted with a shower over the bath. There is uPVC double glazing throughout and night storage heating in the lounge.

The front porch has its own distinctive touch, featuring a mosaic floor created by a local artist, giving the entrance a sense of individuality.

Outside, the rear garden is laid to lawn and includes rear access via a shared path. A garage is located nearby, while on-street parking is available with ample space typically found close to the property.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon 2025/26 – £1948.60

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Mains drainage

Heating: Electric night storage in the lounge

Construction: Block

Listed: No

Conservation Area: No

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.



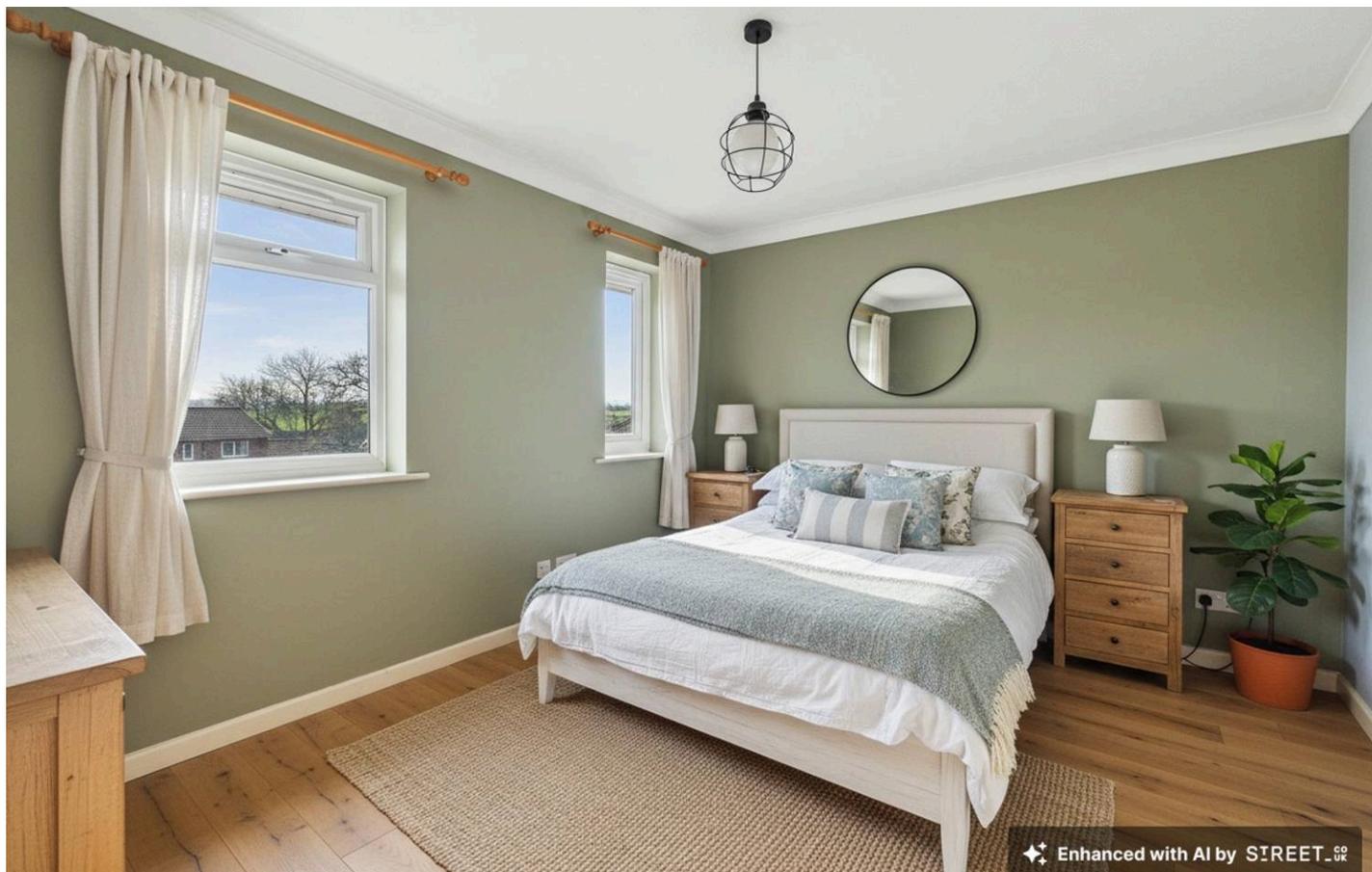
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

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 shops 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 Crediton take the A377 in a Westerly direction. Go through Copplestone and Morchard Road and upon reaching Lapford take a right turn up to the village. Continue and then take a left turn onto Orchard Way. Number 36 can be found along to the right set back in a cul-de-sac.

What3Words: ///replayed.coasting.moisture





Floor 0

Approximate total area⁽¹⁾
62.2 m²



Floor 1



(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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