



48 Highfield, Lapford, EX17 6PY
£1,150 pcm

48 Highfield

Lapford, Crediton

- Large, modern 3 bed property
- Large garden, garage and off-road parking
- New kitchen
- Renovated and redecorated throughout
- Pleasant village location

48 Highfield, is a substantial 3 bedroom property on quiet estate in the desirable village of Lapford. The house occupies a corner plot and has garden and patio on three sides of the house with plenty of space for enjoyment and relaxation. There is also a garage and additional off-road parking space. The whole property has been renovated and refurbished following long-term tenancy and this has included redecoration, new kitchen and cooker and new carpets. On the ground floor there is a large kitchen/diner and living room as well as wc. On the first floor there are three good sized bedrooms along with the family bathroom.

The property is serviced with electric heating and cooker and is fully double glazed.

Terms;

Available - Now

Rent - £1150pcm

Deposit - £1150

Unfurnished

Pets - Considered





Heating - Electric
Council tax - MDDC Band D

Directions;

For sat nav purposes - please use postcode or property address

What3words - [///thinkers.joked.surface](https://www.what3words.com/#!/en/@@@thinkers.joked.surface)

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.





I'm INTERESTED to look! What next?

We'll fix you a viewing appointment - phone, email or call into the office (we're open 7 days a week) with some dates and times that suit you.

I want to APPLY! What next?

You'll need to complete an application form which you can be given a paper copy of or we can send you a link to your email. We also need to check your ID so that we comply with

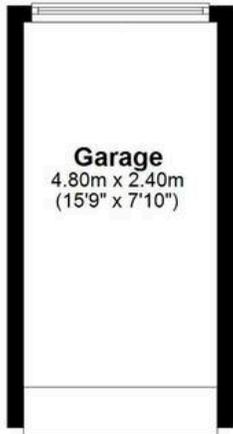
the Right to Rent check, which is a legal requirement now for all tenancies - this can be found at <https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>

HELP! I need more information on the whole renting process!

We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept - the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

You can also check out our step by step RENTING GUIDE here: <https://www.helmores.com/renting-guide>

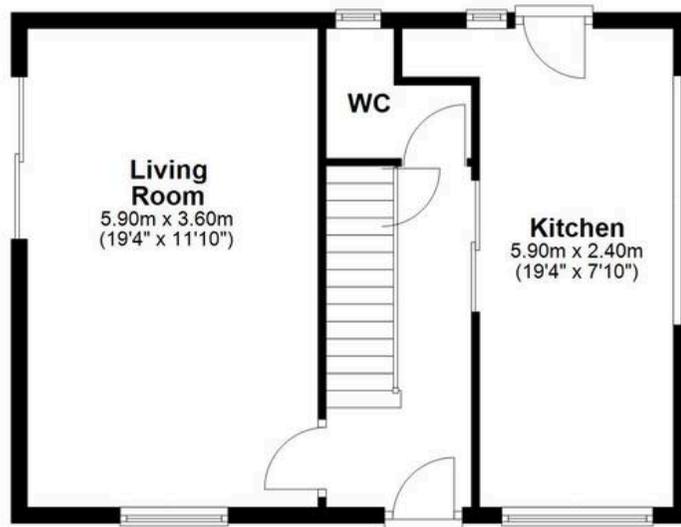




Garage
4.80m x 2.40m
(15'9" x 7'10")

Ground Floor

Approx. 58.7 sq. metres (632.1 sq. feet)



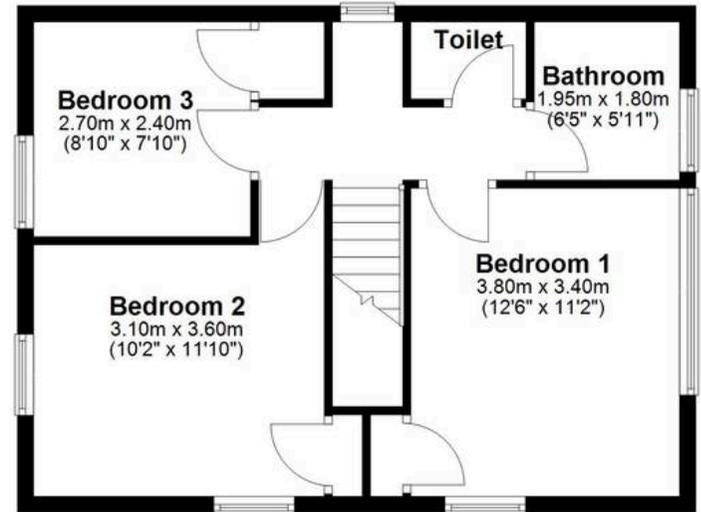
Living Room
5.90m x 3.60m
(19'4" x 11'10")

WC

Kitchen
5.90m x 2.40m
(19'4" x 7'10")

First Floor

Approx. 46.2 sq. metres (497.2 sq. feet)



Bedroom 3
2.70m x 2.40m
(8'10" x 7'10")

Toilet

Bathroom
1.95m x 1.80m
(6'5" x 5'11")

Bedroom 2
3.10m x 3.60m
(10'2" x 11'10")

Bedroom 1
3.80m x 3.40m
(12'6" x 11'2")

Total area: approx. 104.9 sq. metres (1129.3 sq. feet)



Helmores

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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.