



- Pretty 2 bedroom semi-detached cottage
- Ideal for public transport and local shop
- Living room plus kitchen/diner
- First floor bathroom & 2 double bedrooms
- Lovely gardens including lawn, veggie plots, timber buildings and patios
- Garage (split into store and utility) and off-road parking

Guide Price £232,000



HELMORES
SINCE 1699

WATERSMEET COTTAGE
Lapford, EX17 6QS



The main village of Lapford sits elevated above the river valley, this pretty semi-detached cottage is on the edge of the village, close to the transport links of the train and bus services and within a short walk to the small supermarket/petrol station - ideally positioned for those not wishing to be isolated. The property is slate roofed and not listed and has oil fired central heating.

A small extension was built onto the back in the past which gives a larger kitchen/dining room opening out onto the rear garden. The living room is cosy with views over the front and a woodburner. On the first floor are two double bedrooms and a good sized bathroom.

Outside, the property has a driveway in from the village road (neighbours have vehicle access on the drive too) and a beautiful garden greets you at the front. The garden extends to approx. 25m x 15m and is a mix of lawns, pathways and veggie plots, plus a variety of timber buildings, ideal for storage or a garden get away! There is parking for 2 cars and the detached garage has been split into a store (ideal for bikes etc) and then a utility room or home office with WC and plumbing/electric. This could be reverted by a new owner if a full garage is preferred. A path to the side gives access to the rear garden, well established with hedging and fencing and this provides a further seating area, being mainly paved with planted borders.

Please see the floorplan for room sizes.

Council Tax: C (mid Devon)

Utilities: Mains water, electric, telephone & broadband

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: No

Tenure: Freehold

EPC : E

DIRECTIONS : From Crediton, proceed to Copplestone and after the traffic lights, bear right to stay on the A377 until you reach Lapford Cross (petrol station), turn right immediately before the petrol station towards Lapford. Before reaching the next junction and bridge, Watersmeet Cottage will be found on the right.

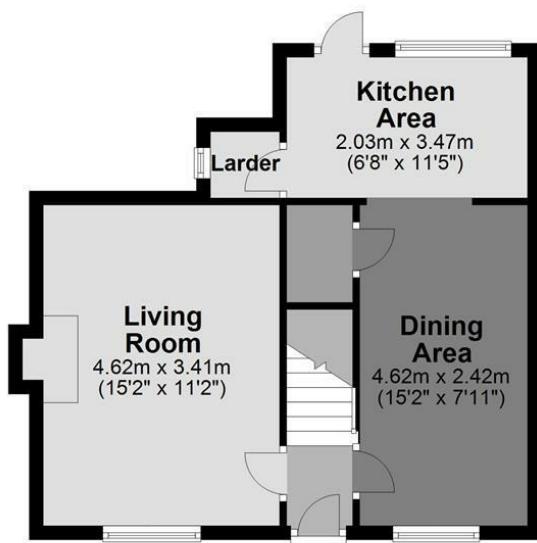
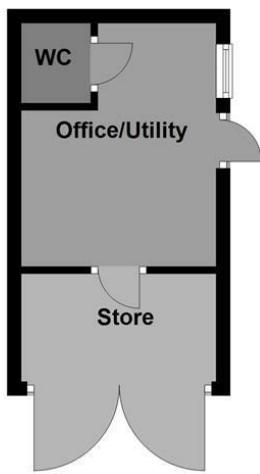
LAPFORD is a large village, beyond Morchard Road on the A377 – 9 miles from Crediton and 16 miles from the City of Exeter. Like most Devon parishes, it's not far from a lovely collection of trees – Eggesford Forest is just up the way, a regal coniferous plantation that plays host to variety of creatures 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.

COVID-19 SAFETY POLICY

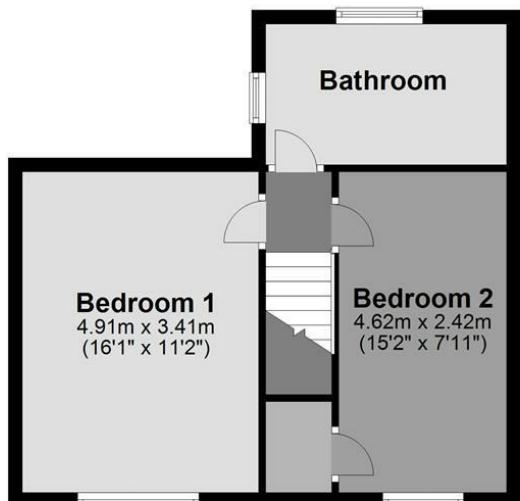
We're taking safety extremely seriously, so before making a viewing appointment for this property please read our Stay Safe policy here: helmores.com/staysafe

If you or any of your household have symptoms of Covid-19 or have been asked to self-isolate please stay at home.

Ground Floor



First Floor



111-112 High Street, Crediton
Devon, EX17 3LF
www.helmores.com

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