



**4 Yeo Valley Mews, Lapford EX17 6QT**

Guide Price **£259,950**

## 4 Yeo Valley Mews

Lapford, Crediton

- 4 brand new semi-detached houses
- 3 bedrooms
- Open plan living space opening onto gardens
- Parking for 2 cars
- 10 year warranty
- No chain

Lapford is one of Mid Devon's larger villages and as such has plenty going on. There's a good pub, regular bus service and a primary school plus a garage with general store and a train station with regular services to Barnstaple and Crediton/Exeter.

Finished in October 2024, these 4 brand new houses are now ready for viewing and reservation. 2 pairs of semi-detached houses, they will all benefit from 2 off-road parking spaces each and gardens to the rear. The layout gives a large, open plan living area with room for a table and chairs and flooded with light from the array of windows and doors to the garden. The living space is open to the kitchen which is well fitted and complete with integrated appliances. Off the hallway is a useful ground floor WC facility and on the first floor are 3 good sized bedrooms and the family bathroom. There's a wet central heating system with electric boiler, uPVC double glazing and a high level of insulation which will lead to lower running costs.







They have been finished with oak skirtings and architraves, plus all floor coverings including carpets are included in the purchase price. There's a 10 year structural warranty for peace of mind.

So if you're looking for an affordable, brand new home in a Devon village – these are worth a look.

Please see the floorplan for room sizes.

Current Council Tax: Band TBC – Mid Devon

Approx Age: 2024

Construction Notes: Block under tile

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Central heating, radiators with electric boiler.

Listed: No

Conservation Area: No

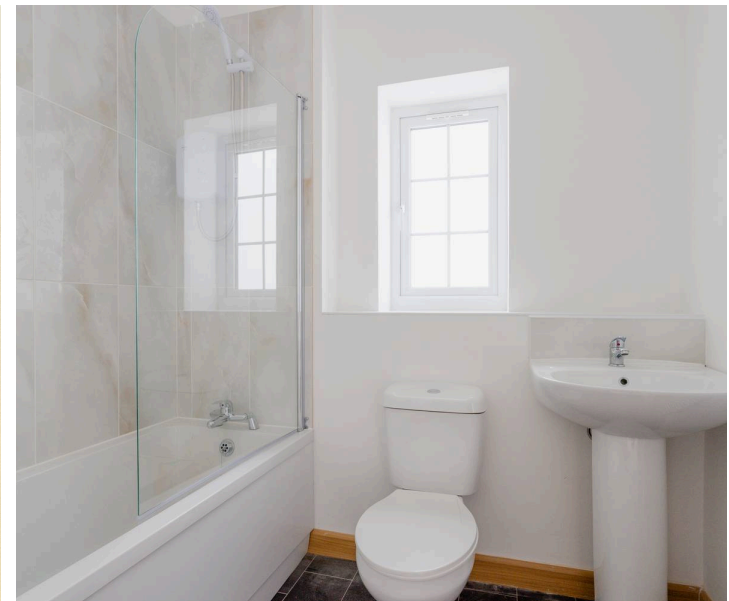
Tenure: Freehold



**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.

**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.

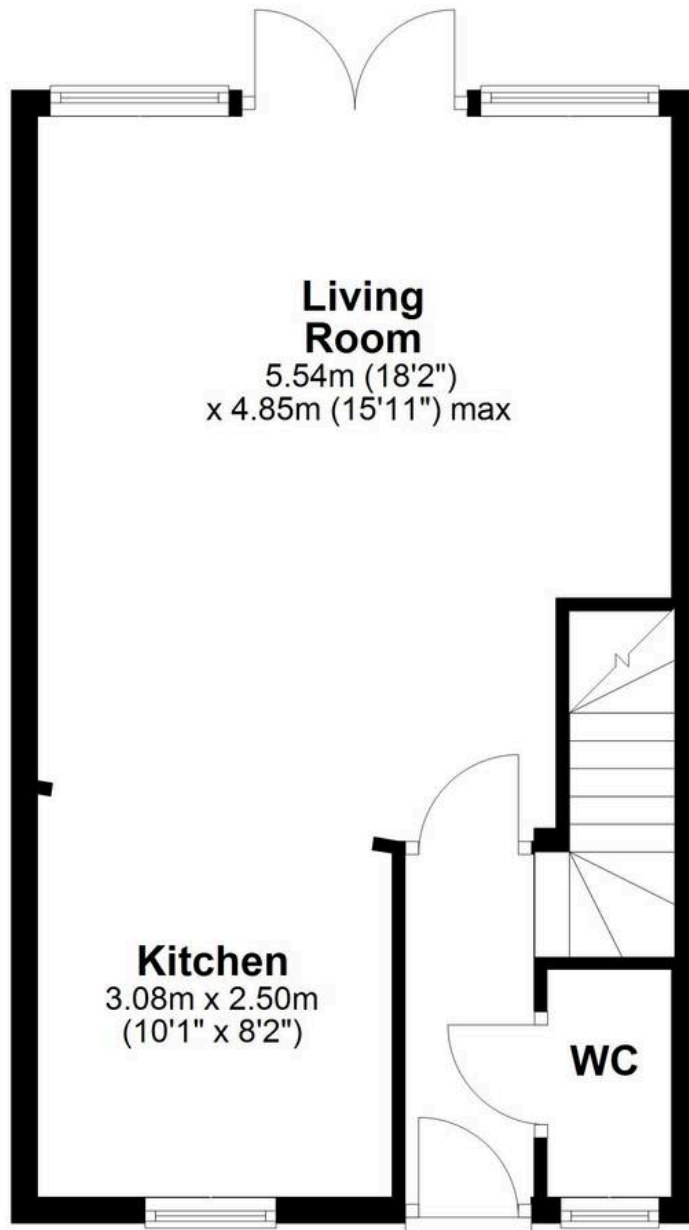
DIRECTIONS : For sat-nav use EX17 6QT and the What3Words address is  
///broadens.mountains.exposing





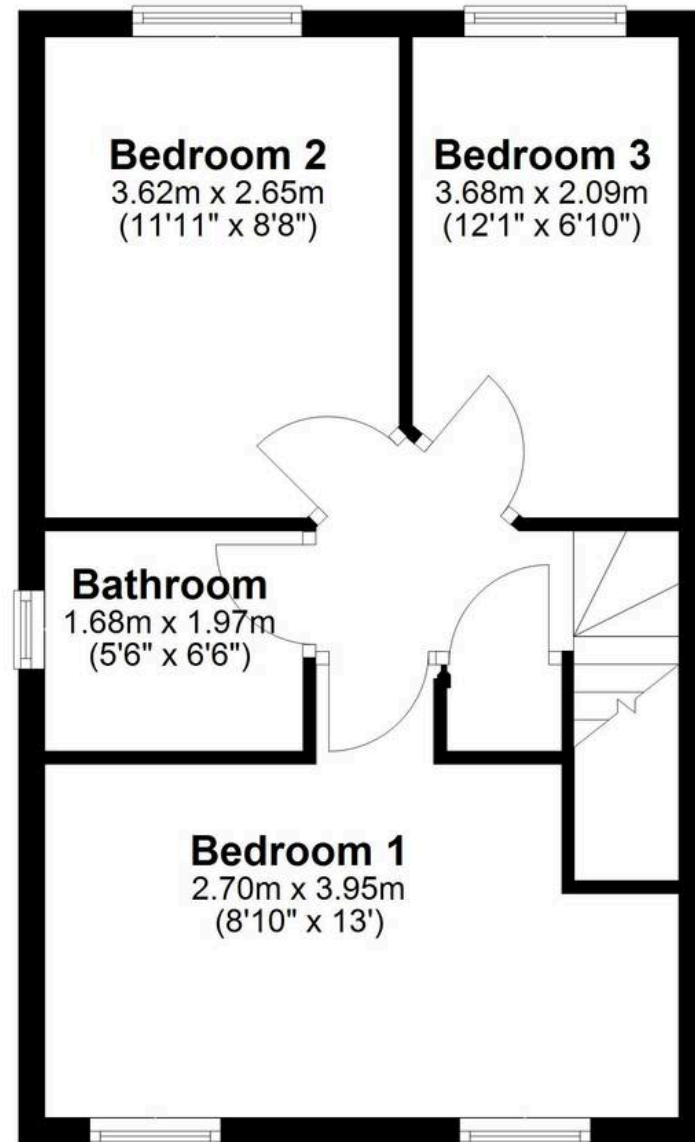
## Ground Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



## First Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



Total area: approx. 80.1 sq. metres (862.3 sq. feet)



# Helmores

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