



**32 Orchard Way, Lapford**

Guide Price **£225,000**



## 32 Orchard Way

Lapford, Crediton, EX17 6PR

- Two Double Bedroom End Terrace House
- Village Cul-De-Sac Location
- Beautiful Kitchen/conservatory
- Modern Bathroom
- South facing living room
- Garage & Enclosed Garden (new fencing)
- Oil-fired central heating & double glazing

This end terrace house is found in a cul-de-sac location, just a short walk to the village primary school, foody pub & community café. It's a popular village, one of the larger in the area and as such benefits from public transport (bus and rail) and there's a petrol station with shop too!

The improved accommodation includes a fantastic fitted kitchen which opens into a conservatory making a wonderful open plan dining area, there is also a living room with patio doors to the front which faces south with plenty of light.







Upstairs there are two double bedrooms and a modern bathroom with shower over the bath. The whole property is centrally heated via an oil-fired boiler, it is also double glazed throughout. The property is in excellent order leaving little for a new owner to do.

The rear and side garden is enclosed which is ideal for children and dogs, and this benefits from recent new fencing. There is also a garage (with light & power, storage space in the space, it is also plaster boarded and has laminate flooring!) with handy rear access direct from the garden too. There is residents parking in the cul-de-sac and of course, the garage.

### **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 B – Mid Devon

Approx Age: 1980's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Oil fired central heating (external boiler)

Listed: No

Conservation Area: No

Tenure: Freehold





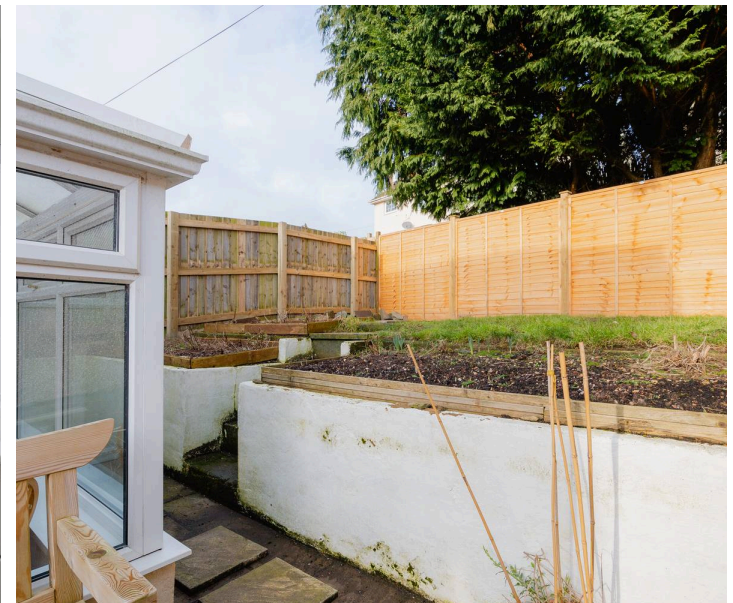
**Lapford** is a large village, beyond Morchard Road on the A377 – 9 miles from Crediton and 16 miles from the City of Exeter. Like most Devon parishes, it's not far from a lovely collection of trees – Eggesford Forest is just up the way, a regal coniferous plantation that plays host to variety of creatures 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 6PR and the What3Words address is [///pursuing.etchings.rams](#)

but if you want the traditional directions, please read on.

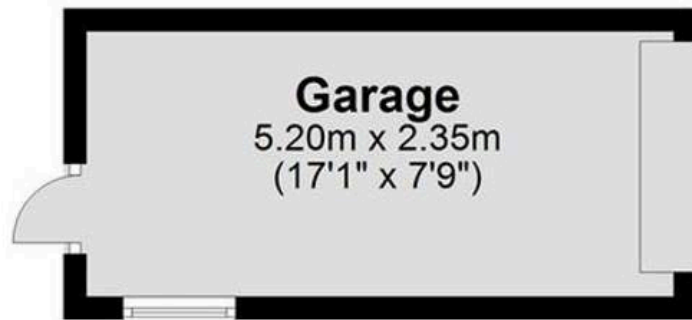
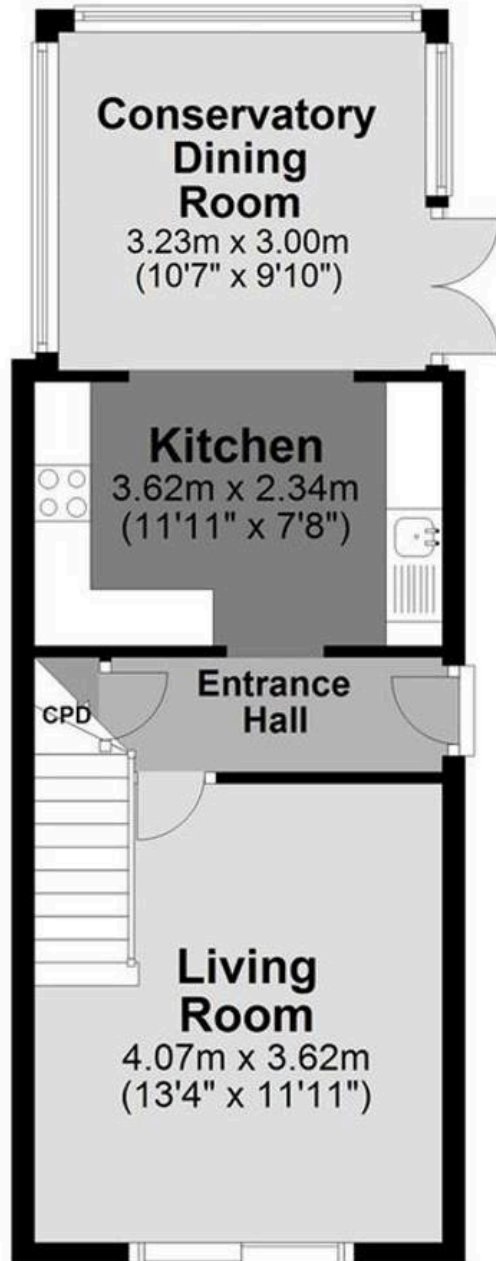
Leaving Crediton on the A377 as if heading towards Barnstaple pass through the village of Copplestone and continue on the A377 for a further 5 miles until reaching Lapford Cross. Here turn right signposted The Village and proceed up the hill passing the Post Office on your left and the Malt Scoop Inn on your right. Take the next left turn into Orchard Way when no 32 will be found in a cul-de-sac on the right hand side after approximately 150 yards.





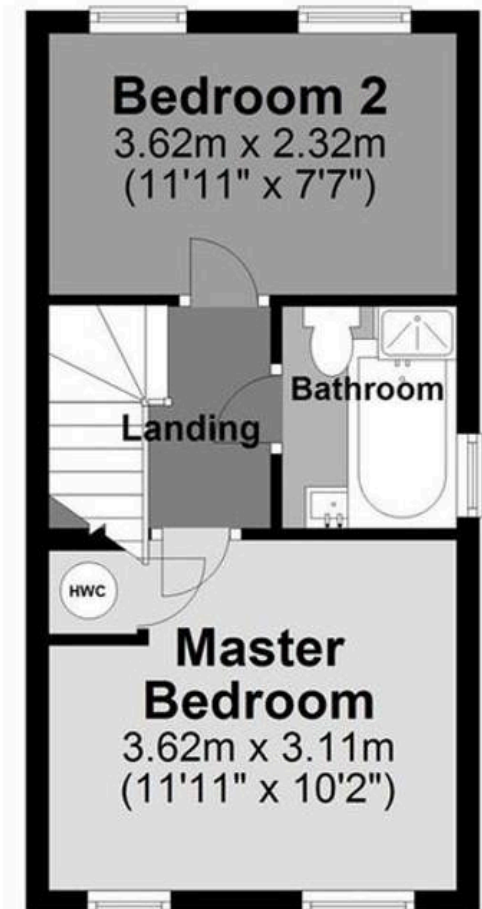
## Ground Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



## First Floor

Approx. 27.5 sq. metres (296.1 sq. feet)







# Helmores

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