



20 Orchard Way, Lapford

Guide Price **£170,000**

20 Orchard Way

Lapford, Crediton, EX17 6PR

- Terraced bungalow
- Village location
- Garage and parking
- Front and back garden
- 2 bedrooms
- No onward chain!

Orchard Way is a development of bungalows and houses offering excellent value for money in the Mid-Devon village of Lapford. The amenities in the village include a petrol station and mini-supermarket, church, primary school, pub and railway station.

The bungalow is ideal for one or two occupants with a double master bedroom and a smaller second/occasional bedroom which opens on to the garden at the rear. There is a well fitted shower room and a large living/dining room with kitchen to the side. The property is double glazed and with electric heating.

Outside is an easy to maintain front garden and a well-stocked rear garden (approx. 15m x 6m) which is an abundance of colour in the spring and sure to keep keen gardeners busy. To the side of the properties is a small block of 4 garages with parking in front. No.20 has the second garage in from the left (with the red door) and a pathway links the rear of the garage to the back garden.





Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2025/26 -
£1,948.60

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80mbps

Drainage: Mains drainage

Heating: Electric night storage heaters

Listed: No

Conservation Area: No

Tenure: Freehold

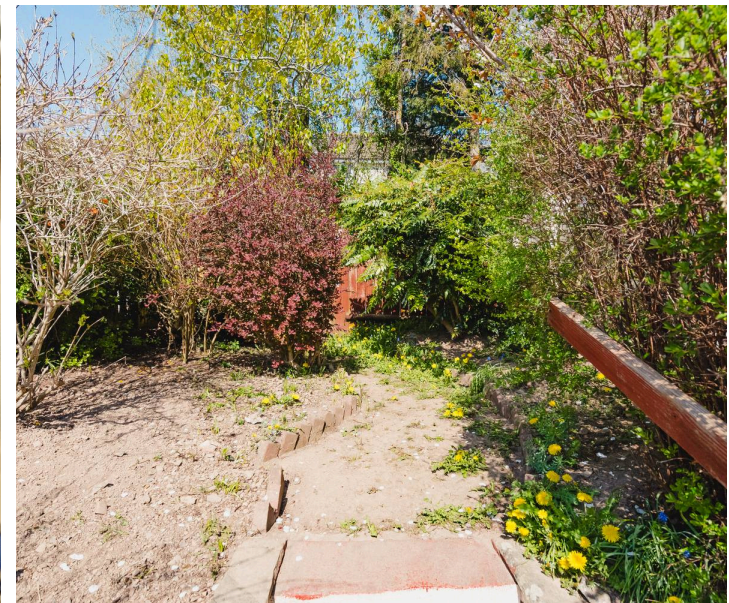
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.



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.

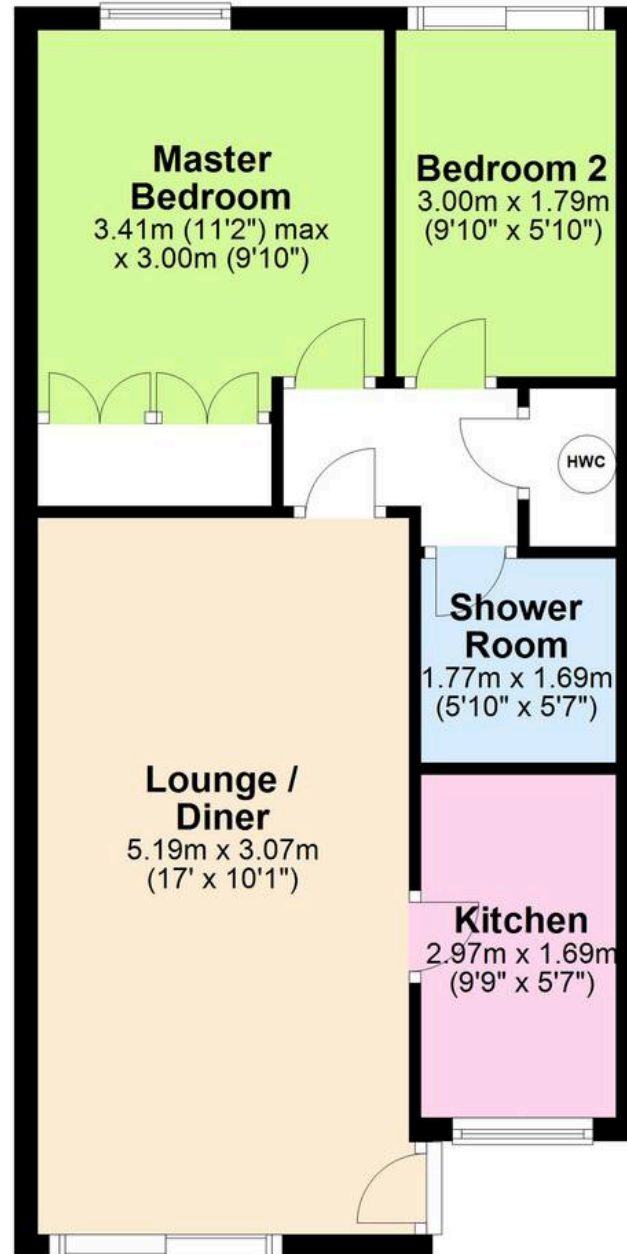
DIRECTIONS : From the A377 take the turning up to the village of Lapford. Take a left turn onto Orchard Way and number 20 can be found along to the right.

What3Words: [///cello.earl.pulp](https://www.what3words.com/earl.pulp)

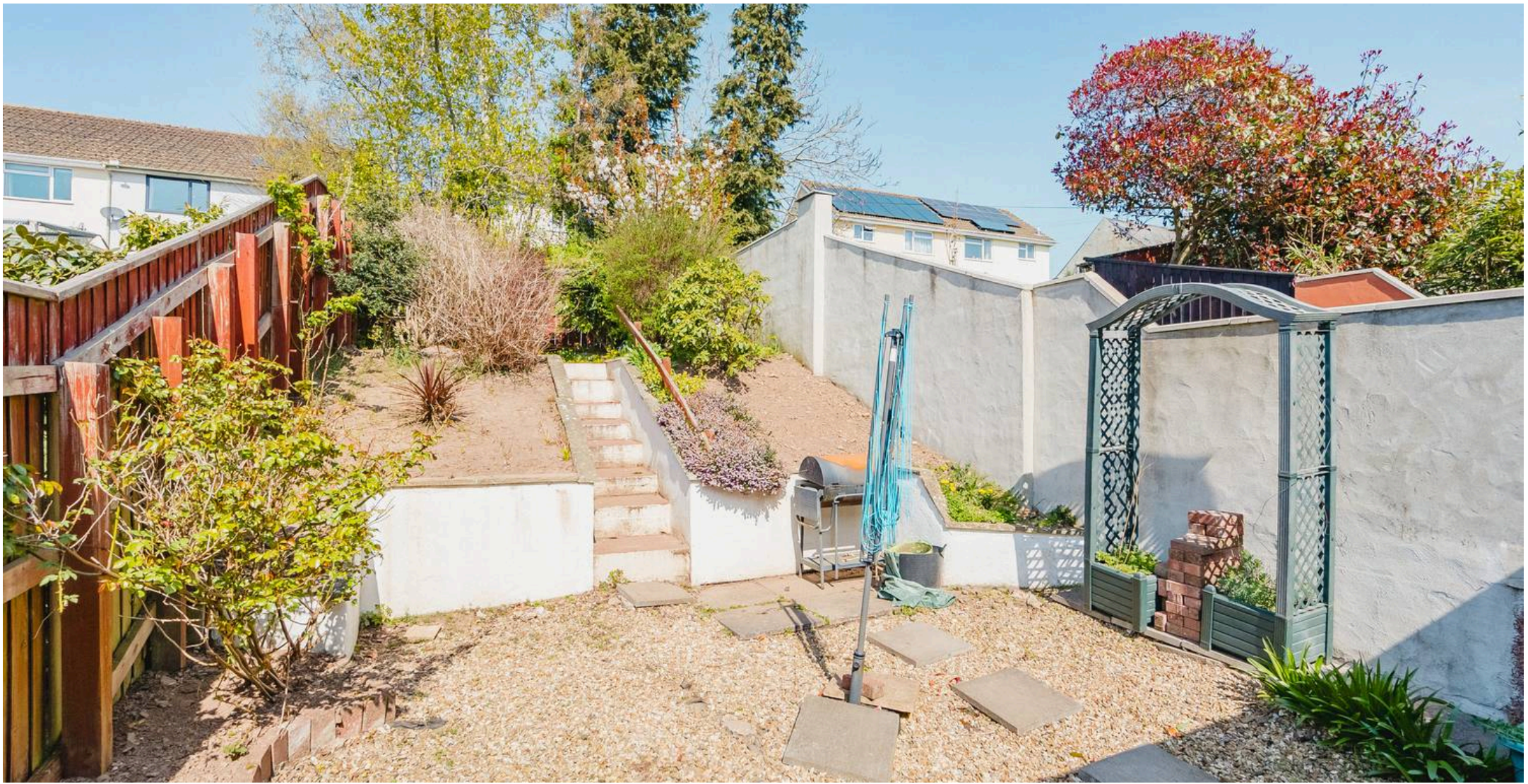


Ground Floor

Approx. 43.1 sq. metres (464.1 sq. feet)



Total area: approx. 43.1 sq. metres (464.1 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.