



11 Westgate, Lapford, EX17 6QQ

Guide Price **£199,000**

11 Westgate

Lapford, Crediton

- Fantastic village bungalow
- Cul-de-sac location
- 2 bedroom layout
- Useful utility room
- Rural views from the rear
- Level plot
- Attractive gardens front and rear
- Parking in resident carpark

Lapford is one of the larger villages in Mid Devon, there's a great community with a pub, shop/petrol station and both bus and rail links to Crediton/Exeter and Barnstaple. Westgate is fairly central and this property forms part of a small collection of bungalows in a residential cul-de-sac. With no passing traffic, level plots and some fabulous views from the rear and gardens, it's a winning combination.

The property is a 2 bedroom, semi-detached bungalow, occupying a lovely plot with some great views to the west at the rear meaning plenty of afternoon and evening sun. The layout offers a living/dining room to the front with views over the pretty front garden. There's a kitchen to the rear plus a rather useful utility room on the back (added by the current owners) which gives fantastic storage and preparation space in addition to the kitchen itself. There's a shower room and then 2 double bedrooms (one currently used as a dining room).





The heating is via an inset multifuel burner and there are some additional electric wall mounted heaters if required. All of the windows are double glazed and apart from some personal preferences internally, there's little to have to do.

Outside at the front is the larger area of garden with gates to the front path and to the side of the bungalow. The garden is laid to lawn with a variety of plants and shrubs and is a real show in the Spring and Summer. To the rear, the garden enjoys far reaching views over the surrounding countryside and is partly paved with some vegetable beds and lawns. The whole plot is very level front to back.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon

Approx Age: 1970's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Multifuel burner and electric heating

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 6QQ and the What3Words address is [///suggested.screening.bonkers](https://www.what3words.com/suggested-screening-bonkers)

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

From the A377 at Lapford Cross, proceed up into the village, passing the church on your left. Look out for the left turn (after Prospect Way) into Westgate. After approx. 50m, take the right (beside the garages) into the residents parking and No.11 will be found along the path in front of you. For viewings, please don't park in the residents parking, there will be space along Westgate and it's a short walk up.





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.