



**4 Highfield, Lapford, EX17 6PY**

Guide Price **£270,000**



## 4 Highfield

Lapford, Crediton

- Lovely semi-detached bungalow
- Spacious accommodation
- Parking for 3 vehicles
- Modern Kitchen
- Beautifully presented
- Large garage
- Garden front and back
- Super views over countryside
- Village location
- No onward chain!

Highfield in Lapford is always a popular destination, built on a gently sloping south facing aspect, this bungalow has been beautifully decorated and re-furbished to create a modern spacious home. With parking for 3 vehicles and a large garage, garden front and back, this really is a super home with views over the countryside, being sold with no onward chain it's ready and waiting for its next owner to enjoy.

The kitchen overlooks the pretty garden and has an array of modern units with integrated slimline dishwasher and fridge along with a double oven and 4 ring induction hob. There is a rear door leading out to the garden. The large lounge/diner has a woodburning stove and a large picture window enjoying those views over the countryside with an access door to steps leading out to the front garden.





The south facing master bedroom is particularly large with a built in wardrobe space, the further double bedroom to the rear also has a built in wardrobe. The family bathroom has floor to ceiling tiles, a bath, a separate shower and vanity unit sink. In the spacious hallway are two storage cupboards and an airing cupboard with an entrance vestibule for coats and shoes. The house has uPVC double glazing throughout and electric radiators.

Outside to the front is a garden with parking for 3 vehicles to the side and a large garage with up and over door and a rear door to access the rear garden. The garden to the back is laid to lawn with a sunny patio area to the top with a log store and garden shed.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2025/26 - £2,226.97

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 47mbps

Drainage: Mains drainage

Heating: Electric radiators and woodburning stove

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.

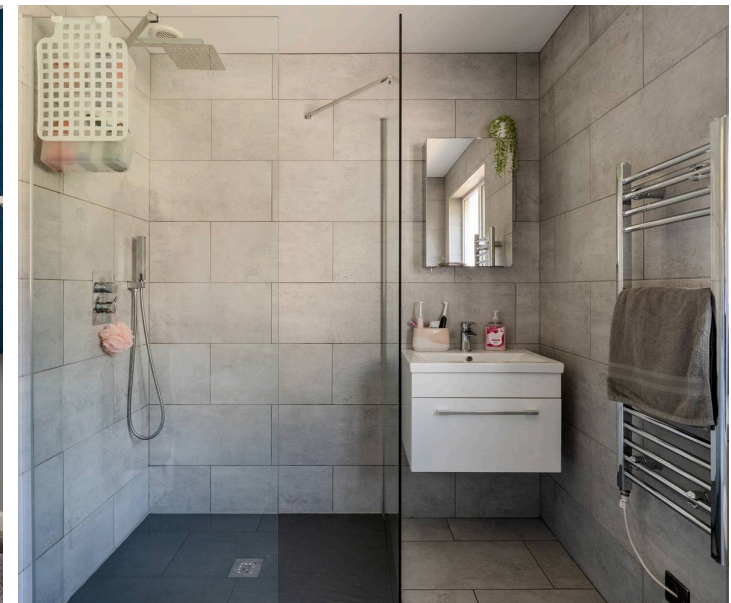


**LAPFORD** is a hillside village overlooking the river Yeo. It has a past reaching back to the Iron Age and a grade I listed church that was rebuilt and extended in the 12 century by Sir William De Tracey as penance for his part in the murder of Thomas Becket. Several options are available for socialising including the Malt Scoop pub, Lapford Mill café, and several outside spaces for children to play and where events are held. Further out of the village on the A377 is the petrol station with convenience store. For a larger selection of independent shops, bigger supermarkets Crediton is 9 miles away. Nearby is Lapford station, a request stop on the scenic Tarka Line running between Barnstaple and Exeter. And for those seeking the fresh air, about a mile away is Eggesford Forest, home to the very first trees planted by the Forestry Commission which offers numerous plantations for walkers, riders, and cyclists.

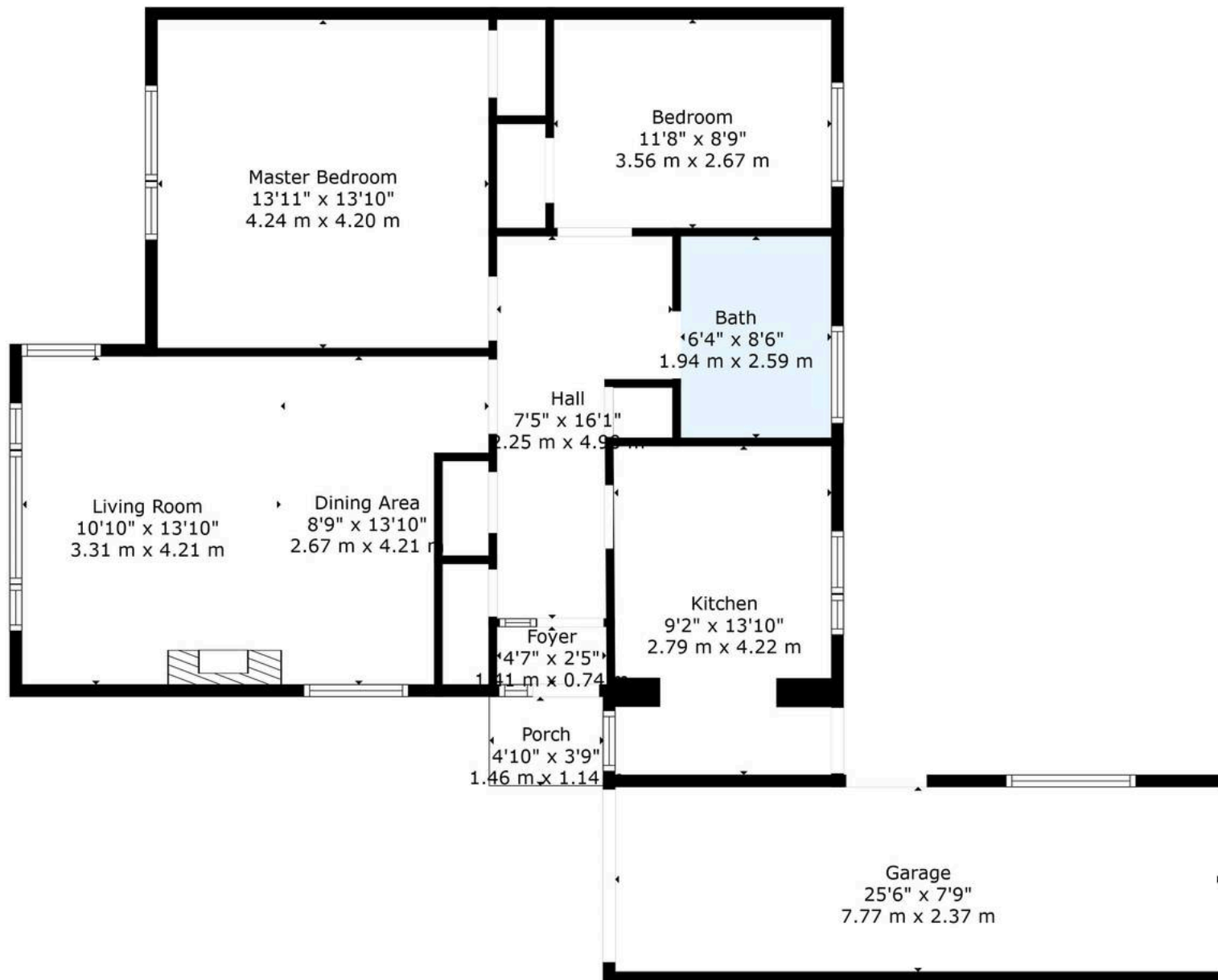
#### DIRECTIONS

From the A377 take the road leading up to the village, bear right at the top of the hill and take the right turn onto Highfield. Take the next left turn and number 4 can be found along to the left.

What3Words: ///disprove.towers.waltzed







**TOTAL: 905 sq. ft, 84 m2**

FLOOR 1: 905 sq. ft, 84 m2

EXCLUDED AREAS: GARAGE: 198 sq. ft, 18 m2, PORCH: 18 sq. ft, 2 m2

Measurements Are Calculated By Technology, Deemed Highly Reliable But Not 100% Guaranteed.







## Helmores

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