



40b Highfield, Crediton, EX17 6PY

Price Guide £280,000

A well presented SEMI-DETACHED HOUSE situated in a quiet cul-de-sac of similar properties in the rural village of LAPFORD but accessible for the A377 offering deceptively spacious THREE BEDROOM accommodation including a Kitchen/Dining Room, Sitting Room and Cloakroom with OFF ROAD PARKING, DETACHED SINGLE GARAGE and pretty FRONT AND REAR GARDENS.

SITUATION

40b Highfield is situated in a quiet cul-de-sac of similar properties in the rural village of Lapford. Local amenities include a shop/store, primary school, garage and a pub. Crediton, seven miles to the south-east, offers a wider range of facilities and amenities including shops and three supermarkets, restaurants, Leisure Centre and a secondary school. There is a local bus service and a local railway station situated at the bottom of Lapford, these provide road and rail links between Exeter and Barnstaple. The road link is via the A377 giving access to the North Devon town of Barnstaple and the Cathedral and University City of Exeter which offers the wide range of amenities one would expect from the county's principal city. The M5 motorway at Junction 27 and Tiverton Parkway station which provides a fast Intercity rail link to London Paddington are both approximately thirty minutes drive. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area including local rugby, football and cricket clubs, fishing in the rivers Taw and Torridge and near-by golf courses at Crediton, Libbaton and Down St Mary. There is excellent walking and riding in all directions with easy access to Dartmoor and racecourses at Haldon Exeter and Newton Abbot. North Devon's scenic and rugged coastline and the sandy beaches of South Devon are both approximately three-quarters of an hours drive.

DESCRIPTION

40b Highfield is a modern semi-detached village house situated in a quiet cul-de-sac of similar properties in the centre of Lapford, a rural Mid Devon village just off the A377 Exeter to Barnstaple main road. The property, built in 1978, is of modern insulated cavity block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows and doors throughout. Internally the deceptively spacious and well laid out accommodation is arranged over two floors and briefly comprises a spacious Entrance Hall, a Kitchen/Dining Room, a Sitting Room, and a Cloakroom, whilst on the first floor off the spacious Landing there are two double Bedrooms, a single Bedroom and a family Bathroom. 40b Highfield also benefits from lots of built-in storage cupboards and LPG gas central heating throughout serviced by a newly fitted boiler (2026). Outside the property benefits from off-road parking for one car giving access to the Single Garage and pretty front and rear Gardens.

ENTRANCE

From the cul-de-sac steps lead down through the Front Garden to the Front Door opening into the

ENTRANCE HALL

A spacious Hall with doors to the Kitchen/Dining Room, Cloakroom and Sitting Room, and stairs leading to the First Floor Landing. On one side is a useful Walk-in Storage Cupboard with light, whilst on the opposite side there is an understairs recess currently used as Study space. The Entrance Hall is fully carpeted and has a radiator, smoke alarm and thermostatic central heating control.

CLOAKROOM

fitted with a matching white suite comprising a low level WC and a wall mounted wash hand basin with tiled splash backs and stainless steel taps. On one side there is a newly fitted (2026) wall mounted LPG gas boiler providing domestic hot water and servicing radiators. The Cloakroom is finished with an obscure glazed window to the side, electric consumer unit and wood effect floor covering.

KITCHEN/DINING ROOM

A good sized room fitted with a range of matching modern units to two sides under a laminate work surface with matching panelled splashbacks including and incorporating a single drainer sink unit with mixer tap set below a window to the front overlooking the garden with space and plumbing for a washing machine and dishwasher below. In one corner is a built-in stainless steel single electric oven and grill with inset four ring LPG gas hob and extractor fan over. There are a range of matching wall cupboards to one side. In the opposite corner there is a useful built-in Larder Cupboard. In the middle of the room is a peninsular breakfast bar with space and points for a fridge and freezer below. Beyond the breakfast bar is the Dining Area allowing enough space for a four seater Dining Room table with radiator to one side. The Kitchen is finished with a TV point and a wood effect floor covering,

SITTING ROOM

Another good sized room running the full width of the house with picture window to the rear allowing good natural light and overlooking the garden. A half obscure glazed door to one side leads out to the Rear Garden. On one side there is a fireplace housing an LPG gas coal effect fire with slate hearth and wooden surround and mantle. The Sitting Room is finished with a radiator, TV point and uplighters.

STAIRS AND LANDING

From the Entrance Hall, stairs with wooden balustrade and hand rail to one side leads to the First Floor Landing, with window to the side allowing lovely rural views, doors off to all principal rooms, hatch to roof space, smoke alarm and a further built-in Storage Cupboard

BEDROOM 1

A very large double bedroom with window to the

front overlooking the front garden with a radiator below and TV point. On one side there is a large built-in wardrobe fitted with hanging rails and storage shelving.

BEDROOM 2

Another double bedroom with window to the rear overlooking the garden with radiator below. On one side is a walk-in wardrobe fitted with hanging rails, storage shelving and light. The bedroom is finished with some built in book shelves and a TV point.

BEDROOM 3

A single bedroom with window to the side with lovely rural views and a radiator below.

BATHROOM

with a matching white suite comprising a panel bath with mixer tap and stainless steel mixer shower over. There is a wall mounted mirror to one side; low level WC; and a vanity unit with cupboard below. The Bathroom is finished with an obscure glazed window to the side and a radiator.

OUTSIDE

From the cul-de-sac, steps lead down through the Front Garden and up to the Front Door. The front garden is gently sloping and mainly laid to lawn with established flower borders, fruit trees and a bay hedge creating a most attractive feature. At the side of the front garden there is a sloping driveway which provides parking for one car and access into the detached Single Garage, which has a metal up and over door, concrete floor, mezzanine storage, window to the rear, light, power and water connected. On either side of the garage, paths lead around to the rear garden. There is a secluded paved patio which is completely private creating a lovely summer seating area and providing access into the Sitting Room via the half glazed Back Door. The patio continues around the full width of the property which allows lovely views over Lapford to the open countryside in the distance. Beyond the patio there is the beautifully planted Rear Garden which is mainly laid to lawn with established flower borders creating a really super feature. On one side of the garden is the LPG gas tank. Agents Note: We understand that there is a pedestrian right of way leading around the garage and to the neighbours rear garden.

SERVICES

Mains electricity, mains water and mains drainage. LPG Gas Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 17 Mbps Superfast Broadband (provided by BT) is 40 Mbps. Mobile Phone coverage by EE, 02 and Vodaphone. Mid Devon Council ~ Council Tax Band C 2025/26 £2226.97

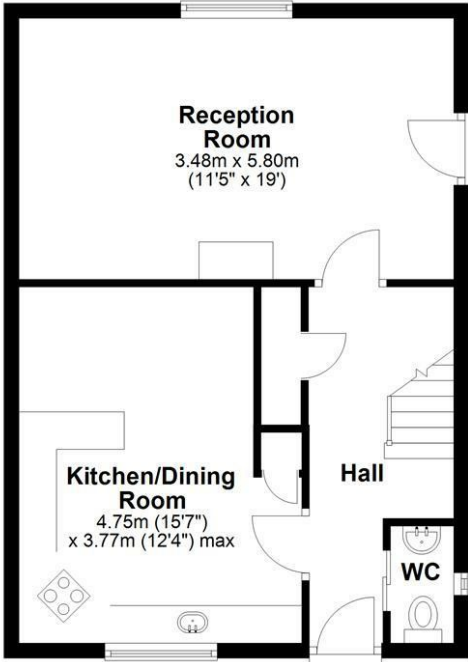
VIEWING

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail enquiries@keenors.co.uk

Floor Plan

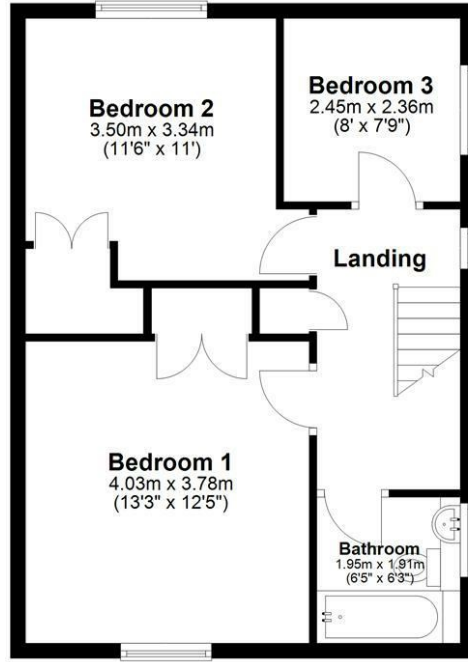
Ground Floor

Approx. 48.3 sq. metres (519.9 sq. feet)



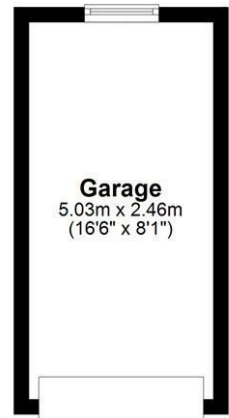
First Floor

Approx. 48.7 sq. metres (524.3 sq. feet)



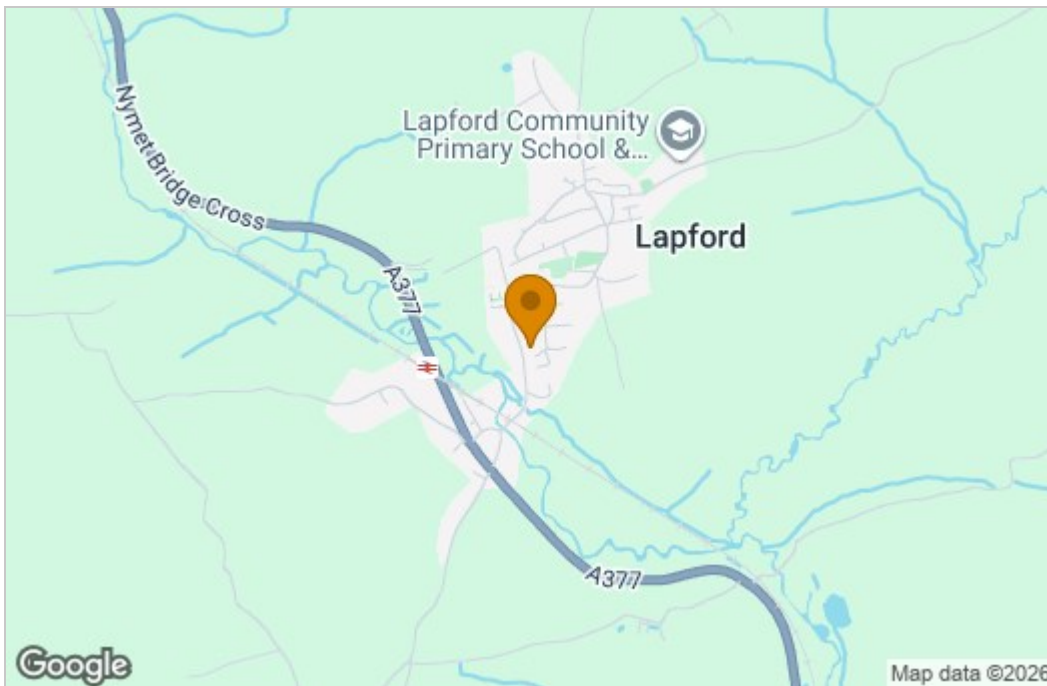
Garage

Approx. 12.4 sq. metres (133.2 sq. feet)



Total area: approx. 109.4 sq. metres (1177.4 sq. feet)
40b Highfield, Lapford, Crediton, Devon

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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