



5 Bridge Meadow Close, Lapford, EX17 6FH

Guide Price **£250,000**

5 Bridge Meadow Close

Lapford, Crediton

- Semi-detached property
- Built in 2016
- Village edge location
- 3 Bedrooms
- Enclosed garden
- Parking for 2 vehicles
- uPVC double glazing
- Energy efficient
- Walking distance to bus & train

Bridge Meadow Close is a small development of just 5 homes built in 2016, set on the edge of the popular village of Lapford, it has the advantage of being a short walk from the train station, bus stop and shop. Lapford has a vibrant community with a village hall at the hub and a pub with great food, just off of the A377 within easy reach of Chulmleigh and Crediton providing further amenities.

The kitchen/diner has an array of white units with an oven and 4 ring ceramic hob and wood effect worktops. There is space for a fridge/freezer and washing machine and at the dining end there is a patio door leading to the garden. The lounge is has a south facing window and a handy storage area under the stairs. Also on the ground floor is a WC with sink.





Upstairs there is a double bedroom to the front of the property with fitted wardrobes, the master bedroom to the rear also has fitted wardrobes and there is a further single. The family bathroom has a white suite bath with shower over and glass screen, WC and sink. There is uPVC double glazing throughout and air-source heating giving underfloor heating to the ground floor and radiators to the first floor.

Outside to the front is parking for 2 vehicles, an area laid to chippings and side access to the rear of the property. The rear garden has a patio area, a lawned area and a decking area to the end, perfect for entertaining and outdoor dining. There is a shed to the side and an covered storage area.

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 80Mbps

Drainage: Mains drainage

Heating: Air-Source heat pump, underfloor heating to ground floor, radiators to 1st floor

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 Crediton take the A377, go straight through Copplestone. Upon reaching Lapford, just past the garage take a left turn towards Nymet Rowland, Bridge Meadow Close can be found along to the left and it is the last property on the left.

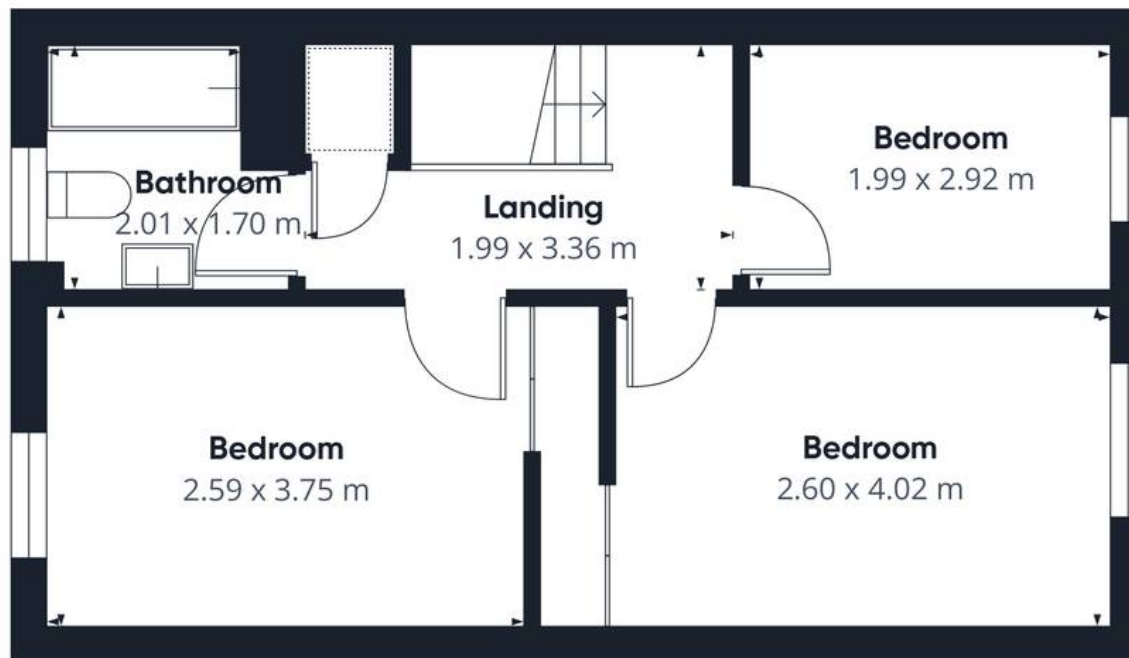
For Sat Nav: EX17 6FH

What3Words: ///diverts.masks.fence





Floor 0



Floor 1

Approximate total area⁽¹⁾
76.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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.