



27 Highfield, Lapford, EX17 6PY

Guide Price **£250,000**

27 Highfield

Lapford, Crediton

- Link detached bungalow
- Cul-de-sac village location
- 2 double bedrooms
- Large living room (south outlook)
- Front and rear gardens
- Driveway and garage

Situated in a residential development of houses and bungalows in the heart of this thriving Mid Devon village, is this spacious 2 bedroom bungalow. The village has bus and rail services to Crediton/Exeter and Barnstaple and being one of the larger villages in the area, it also has a pub (with food, garden and letting rooms), a primary school and a shop/petrol station.

The property has undergone a transformation during the current owners' time here with lots of work on the gardens to make them more manageable and easier to enjoy. Now there's a landscaped rear garden with seating and built in raised beds, retaining walls and drainage which has not only increased the useable space but protected the home too. The front garden is south facing and due to the planting and fencing, it offers a private lawn with an abundance of hedgerow plants and a lower "secret" garden with roses and other specimen shrubs and plants. Its "wild" feel is very manageable and attracts plenty of butterflies, bees and other beasts, perfect for pollination and a bit of a sanctuary.





Internally, the bungalow is well built with solid walls under a tiled roof. Cavity wall insulation and uPVC double glazing help to reduce energy bills and the central heating is run on oil with an open fire in the living room. The room sizes are good with a large living room overlooking the front garden (south) meaning plenty of light. The shower room has modern fittings and a large walk in shower plus there's a separate kitchen which also looks out to the front garden. Two double bedrooms give options and are found at the back of the property, adding to the privacy. A useful store gives additional space and also provides access to the front and rear gardens without going through the property. The garage is a good size (attached to neighbour) and there's off-road parking for 4 vehicles on the drive.

Agents' Note: Some of the ceilings have been re-skimmed and subject to any offer made, the remaining ceilings could be skimmed prior to completion.

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.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon

Approx Age: 1970's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains



Heating: Oil fired central heating

Listed: No

Conservation Area: No

Tenure: Freehold

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.

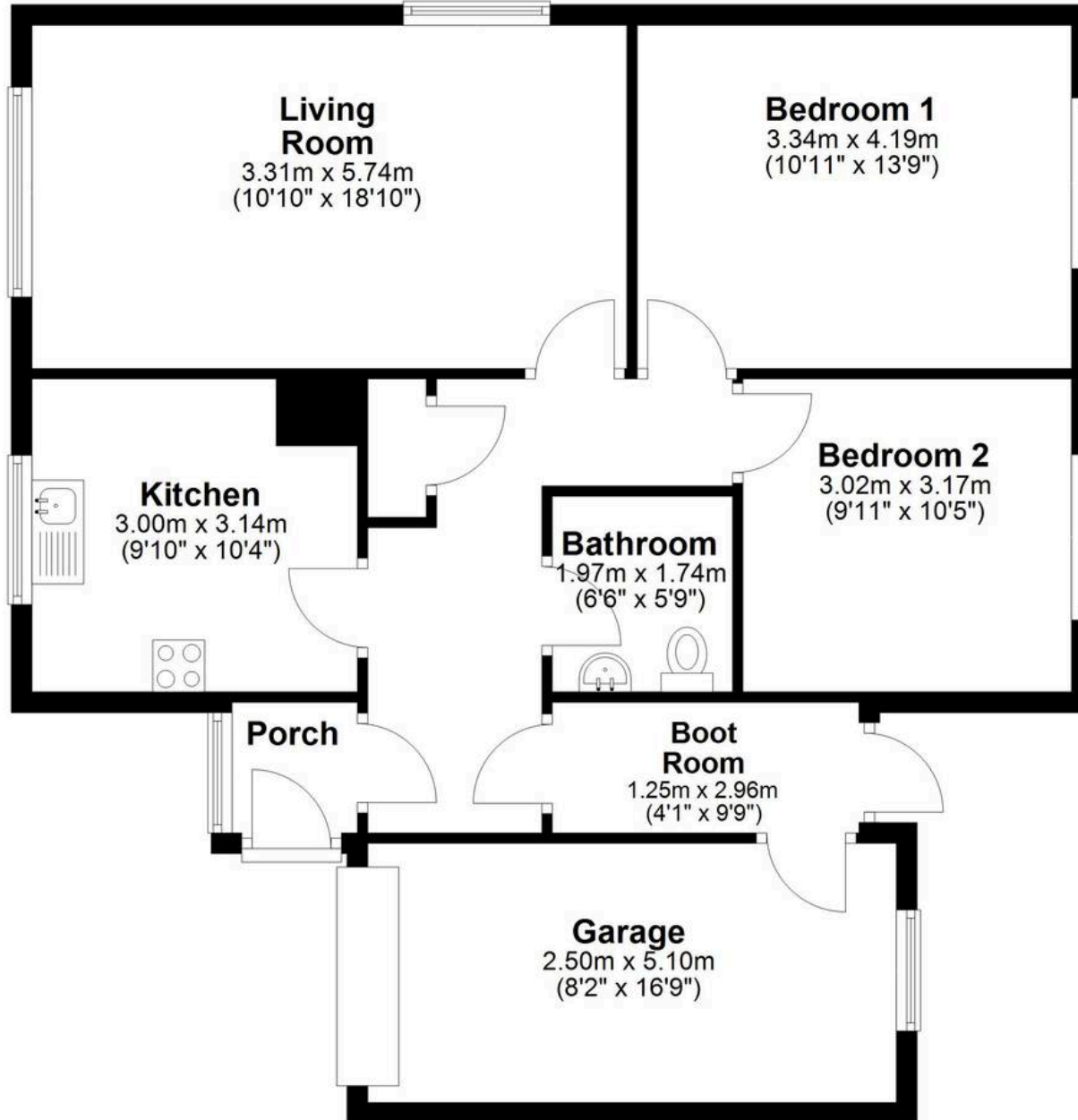
DIRECTIONS : For sat-nav use EX17 6PY and the What3Words address is [///stuff.conductor.barrel](https://www.what3words.com////stuff.conductor.barrel) but if you want the traditional directions, please read on.

From Lapford Cross on the A377, turn right before the garage and then next right, over the bridge and up the hill. On the hill, the road bears right, follow the road and take the next right into Highfield, go all the way to the bottom of the hill, bear left and the property will be found on your left.



Ground Floor

Approx. 86.1 sq. metres (927.0 sq. feet)



Total area: approx. 86.1 sq. metres (927.0 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.