



6 Church Close, Lapford, EX17 6PP

Guide Price **£172,950**

6 Church Close

Lapford, Crediton

- Mid terraced village house
- 2 double bedrooms
- First floor bathroom
- In need of some improvements
- Level front and rear gardens
- Electric heating and double glazing
- Garage and parking
- No chain
- EPC - D

Located in a cul-de-sac location with views of the church and just a short walk to the village primary school, foody pub & community café, this two bedroom house is waiting for its next owner. It's a popular village, one of the larger in the area and as such benefits from public transport (bus and rail) and there's a petrol station with shop too!

The house is mid terraced and was built in the 1980's as part of the wider Orchard Way development providing a mix of houses and bungalows within the village with some super views to the South. Church Close is a small cul-de-sac and No.6 is towards the end with a lovely outlook to the front to the church and the rec field is also on hand at the end of the cul-de-sac. The house has been rented for a few years and although is in need of some cosmetic improvements, it's a well built house with double glazing, electric heating and in a great location. The layout is fairly standard with a living room to the front, the kitchen/diner to the rear which overlooks the rear garden.





On the first floor are the two double bedrooms with a central bathroom serving both. Outside is a level lawned garden to the front and to the rear is a further garden with rear pedestrian access. At the end of the cul-de-sac is the garage and parking in front, a real benefit and attraction of this property. The garage is on the same side of the road and it's the left hand one.

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Virtual Staging:

Some images used in this marketing material may be virtually staged for illustration purposes. Buyers should not assume that furnishings, décor, or condition shown are representative of the property as currently presented.

Rights of Way:

We're informed by the seller that the property benefits from a right of way to the rear garden. Buyers are advised to confirm details and legal status with their conveyancer.

Chain Status / Vacant Property:

We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.



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.

Current Council Tax: Band B – Mid Devon

Approx Age: 1980's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Electric

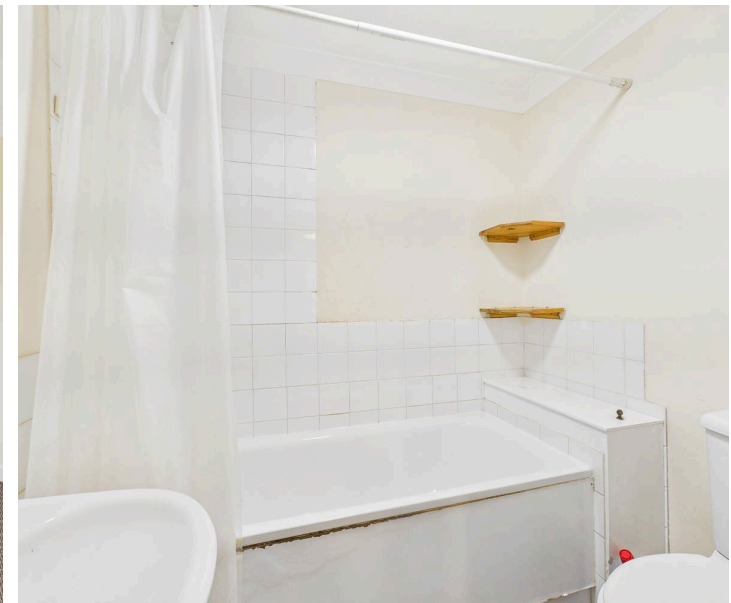
Listed: No

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.

For sat-nav use EX17 6PP and the What3Words address is [///evoked.merely.dimes](https://www.what3words.com/evoked.merely.dimes)





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

65.7 m²

Balconies and terraces

8.9 m²

Reduced headroom

1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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.