

9 Highfield, Lapford, EX17 6PY

Guide Price **£260,000**

9 Highfield

Lapford, Crediton

- Link detached bungalow in established village setting
- Lapford location with rail link and good local amenities
- Living room with wood burner and separate dining room
- Kitchen with access to entrance porch and gardens
- Three bedrooms with views from the rear
- Well maintained with oil fired heating and double glazing
- Flexible layout with scope to update and personalise
- Front and rear gardens
- Large garage (electric door) and driveway parking
- No onward chain for a straightforward purchase

Set within the popular village of Lapford, 9 Highfield is a link detached bungalow offering a good amount of space, a practical layout and a great opportunity for a new owner to update and personalise over time.

Lapford itself is a well served village with a shop, pub and a railway station on the Tarka Line, along with regular bus links, making it a convenient spot for access to Crediton, Exeter and beyond.









The accommodation is well laid out, with an entrance hall leading through to a comfortable living room with a wood burner, creating a cosy focal point. There is also a separate dining room with useful storage, offering flexibility for everyday living or entertaining. The kitchen sits to the side of the property and leads through to an entrance porch with access to both the front and rear gardens. From the dining room, an inner hallway provides access to the three bedrooms and the bathroom, with the rear rooms enjoying a pleasant outlook over the garden.

The property benefits from oil fired central heating and uPVC double glazing, and while it has been well maintained, there is clear scope to update and improve to suit individual tastes.

Outside, the gardens are mainly laid to lawn both front and rear, providing easy to manage outdoor space. A driveway leads to a large garage, offering both parking and storage, with additional access to the rear garden and under-house storage. There is also a greenhouse in place.

Offered with no onward chain, this is a straightforward purchase and a solid bungalow in a well-connected village location, with plenty of potential to add value over time.

Agents' Notes:

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 in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Heating Type (Non-Mains):
We're informed by the seller that the property is heated via oil. Buyers should confirm servicing arrangements and running costs.

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.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon

Approx Age: 1970s

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband







Heating : Oil fired

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.

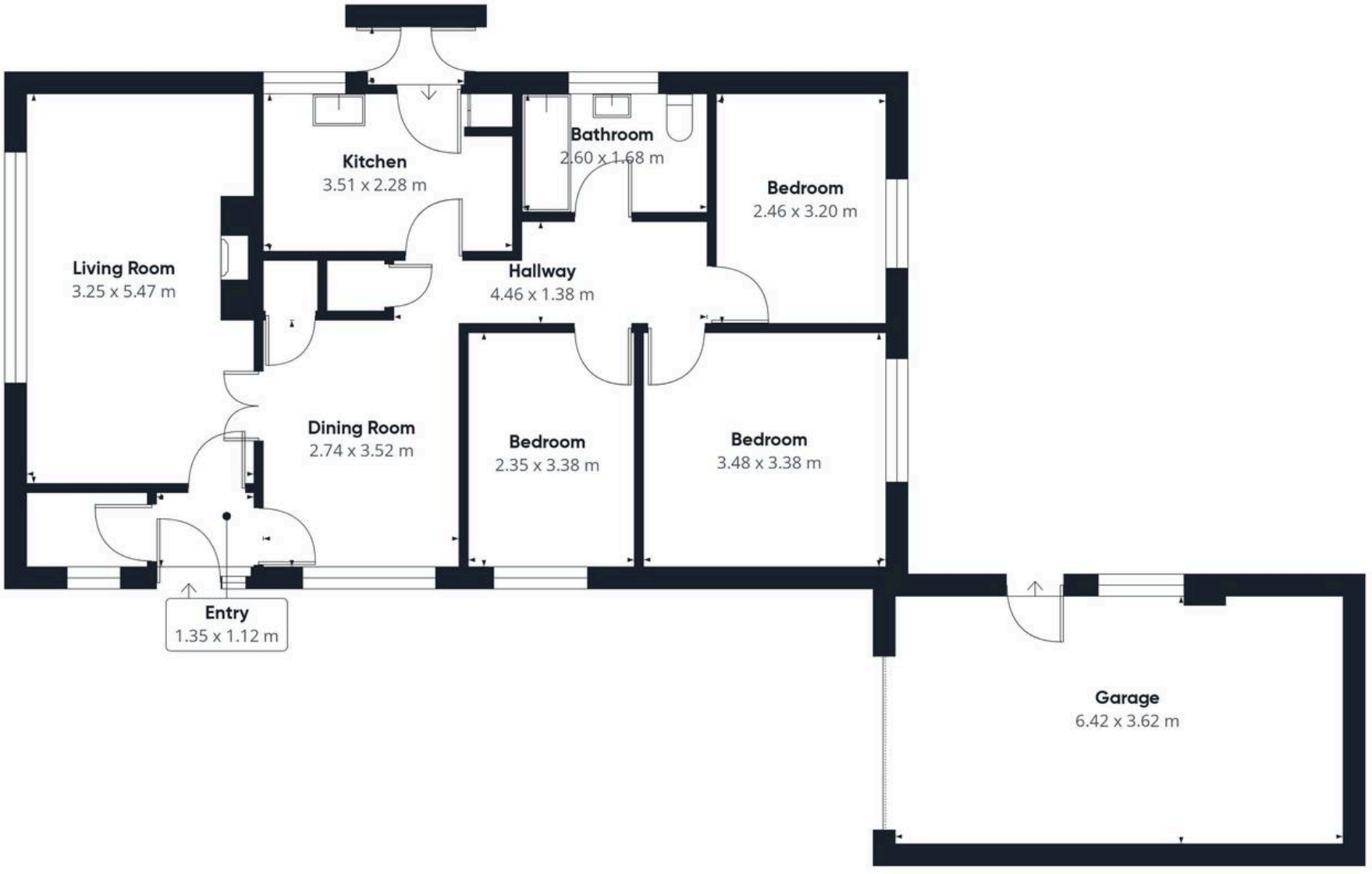
DIRECTIONS : For sat-nav use EX17 6PY and the What3Words address is ///polar.totals.narrating but if you want the traditional directions, please read on.

From the A377 Lapford Cross, turn in and head up into the village. Take a right into Highfield and then first left into the cul-de-sac and the property will be found on your right.











HELMORES
SINCE 1699

Approximate total area(1)

101.4 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.

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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.