



4 Highfield, Lapford, EX17 6PY

Guide Price **£270,000**

4 Highfield

Lapford, Crediton

- Beautifully presented semi-detached bungalow
- Superb south-facing countryside views
- Quiet cul-de-sac position
- Two generous double bedrooms
- Move straight in
- Garage and ample parking
- Front and rear gardens
- Large lounge with wood-burning stove
- Popular village location

Positioned in a small cul-de-sac towards the top of this popular village development, 4 Highfield enjoys one of the best spots. Looking out across neighbouring rooftops towards the rolling Devon countryside beyond, the south-facing outlook is a feature you'll never tire of.

The current owners have continued to improve an already well-maintained home with tasteful redecoration, a new wood-burner and updated flooring, creating a bright, comfortable bungalow that's ready for its next owners to simply move in and enjoy.

The accommodation is surprisingly spacious, with well-proportioned rooms throughout. The generous sitting room is flooded with natural light thanks to its large picture window, perfectly framing the countryside views, whilst the wood-burning stove creates a cosy focal point during the cooler months. There's plenty of room for both seating and dining, making it an ideal everyday living space.





The kitchen overlooks the rear garden and has been thoughtfully fitted with a range of modern units, integrated appliances and ample workspace, with direct access outside for convenience.

Both bedrooms are genuine doubles with built-in wardrobes, offering comfortable accommodation whether for a couple, visiting family or those needing space for hobbies or working from home. The bathroom is equally generous, complete with both a bath and separate shower.

Outside, the property continues to impress. To the front are attractive gardens together with ample parking leading to the garage, whilst the enclosed rear garden has been designed for easy enjoyment with lawn, patio seating areas and plenty of space to relax or potter throughout the seasons.

Whether you're downsizing without compromising on space, searching for an easier-to-maintain home or simply looking for somewhere peaceful with wonderful views, 4 Highfield offers comfort, practicality and a location that's hard to beat.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired and wood-burner

Construction: Standard

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.

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:

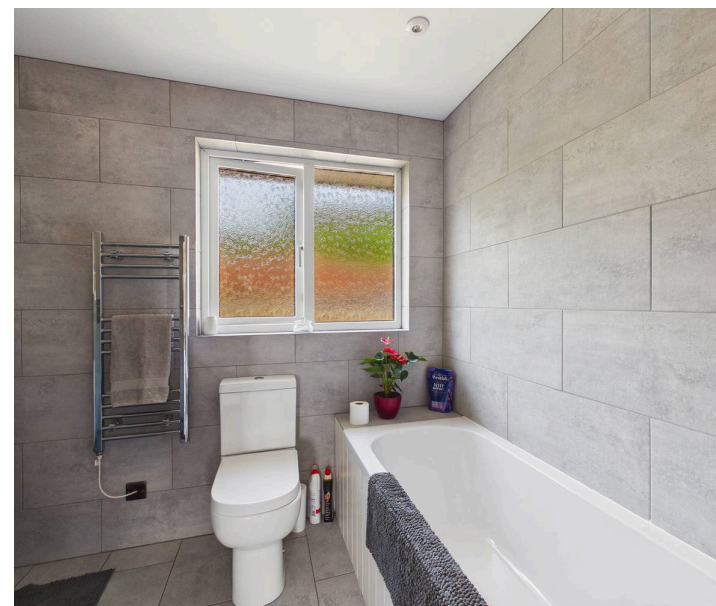
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

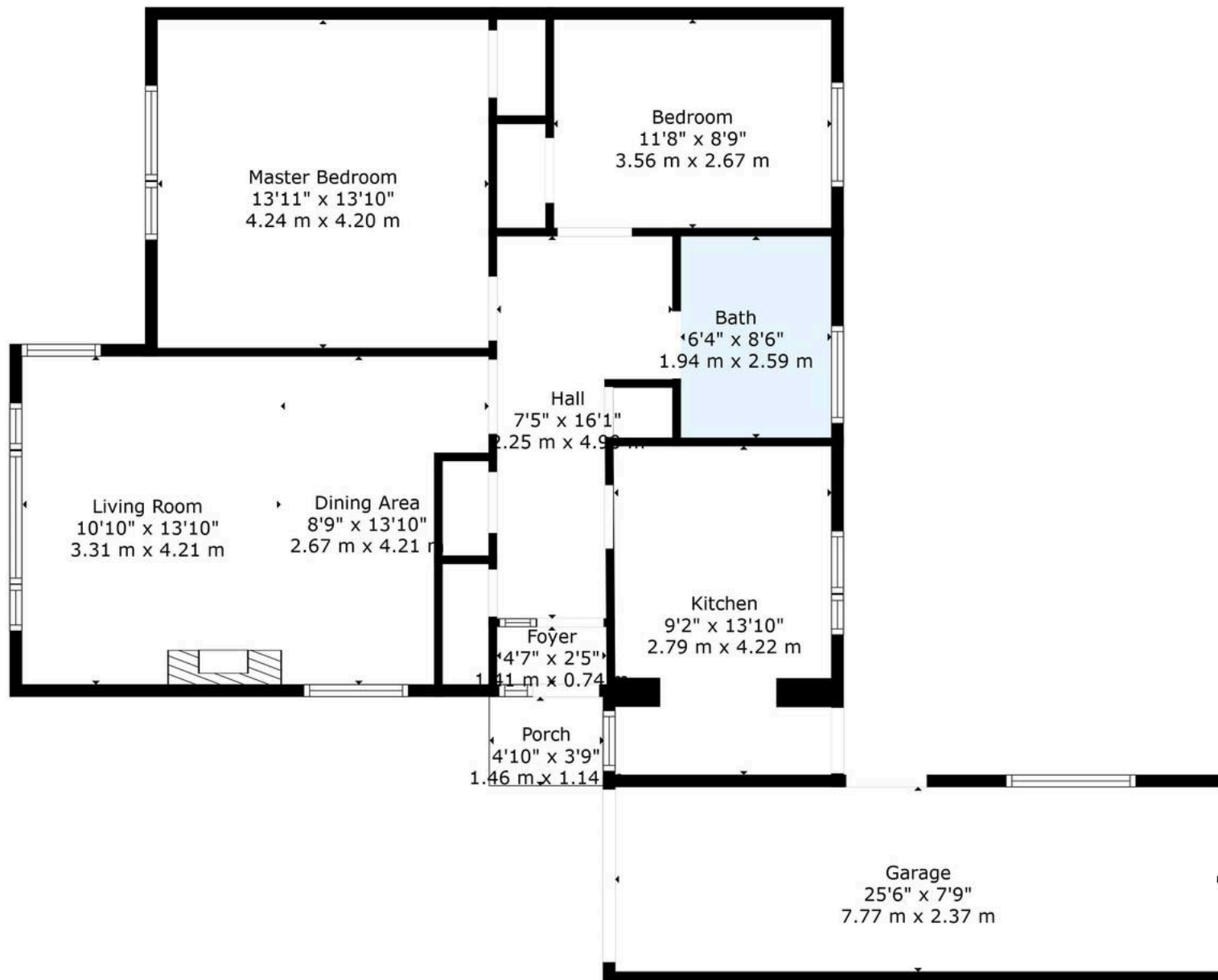
Digital Photo Enhancement/Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, 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.

DIRECTIONS : Use EX17 6PY or the what3words is ///mothering.headline.pelt

Entering Lapford from the A377 at Lapford Cross, head up the hill and around the sharp right, then take the next right into Highfield. Take the first left and the property will be found on the left hand side.





TOTAL: 905 sq. ft, 84 m2

FLOOR 1: 905 sq. ft, 84 m2

EXCLUDED AREAS: GARAGE: 198 sq. ft, 18 m2, PORCH: 18 sq. ft, 2 m2

Measurements Are Calculated By Technology, Deemed Highly Reliable But Not 100% Guaranteed.





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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.