



50 Prospect Way, Lapford, EX17 6QB

Guide Price **£365,000**

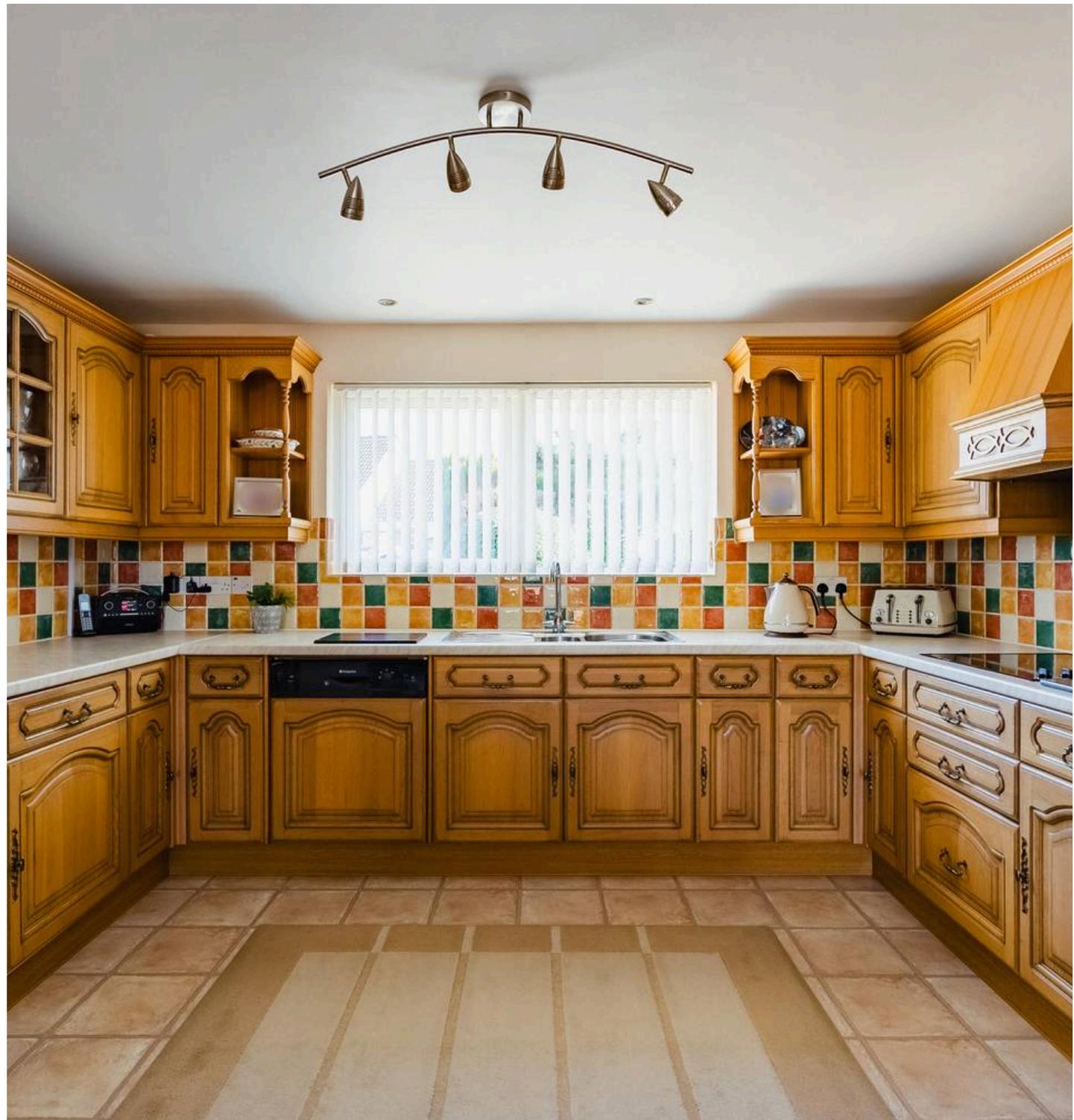
50 Prospect Way

Lapford, Crediton, EX17 6QB

- Detached bungalow
- Lovely views
- Edge of village location
- 3 double bedrooms
- Large kitchen/diner
- Parking for 3 vehicles
- Easy to maintain garden
- Beautifully presented

This bungalow is ideally situated on the edge of the village of Lapford with a lively community and super countryside walks in the nearby Eggesford Forest, the village has plenty going on with many community activities and events and great transport link with bus and train. With super views across open Devon countryside, the property has a lot to offer including, 3 double bedrooms, a large lounge/diner and a koi carp pond in the easy to maintain garden.

The Kitchen/diner runs from the front to the back of the property providing a great open space. The units are solid wood with integrated dishwasher and fridge. There is a single oven with inset microwave over and a 4 ring ceramic hob.





The dining area has plenty of space for a table and a sofa if required and patio doors overlooking the garden and those lovely views. To the side is access to the garage which has been partially converted with flooring and fitted units but still with the original garage door so that it could be utilised as a garage easily too. To the rear of this area is a WC and utility room with space for washing machine and dryer and a fridge freezer, there's a sink here and access out to the garden. The lounge is light and spacious with an electric fire in an attractive marble surround. The master bedroom has an array of fitted wardrobes and drawers and is south facing so gets plenty of light. There is a further 2 double bedrooms one with patio doors out to the garden. The shower room has a shower cubicle and is tiled from floor to ceiling. In the hall there is a handy cloakroom and an airing cupboard. The central heating is oil fired and there is uPVC double glazing throughout.

Outside to the front is a private drive with parking for 3 cars and a front lawned area with shrub and flower borders. There is access both sides to the rear garden which is mostly laid to patio and chippings for easy maintenance, there is a shed with light and power, a greenhouse and store. The super views can be enjoyed in full from the garden, there is a stocked koi carp pond and an array of fruit trees and bushes.



Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2024/25 - £2,386.91

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80mbps

Drainage: Mains drainage

Heating: Oil fired central heating

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.

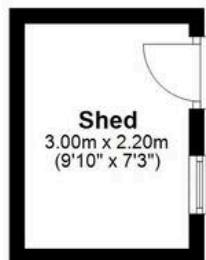
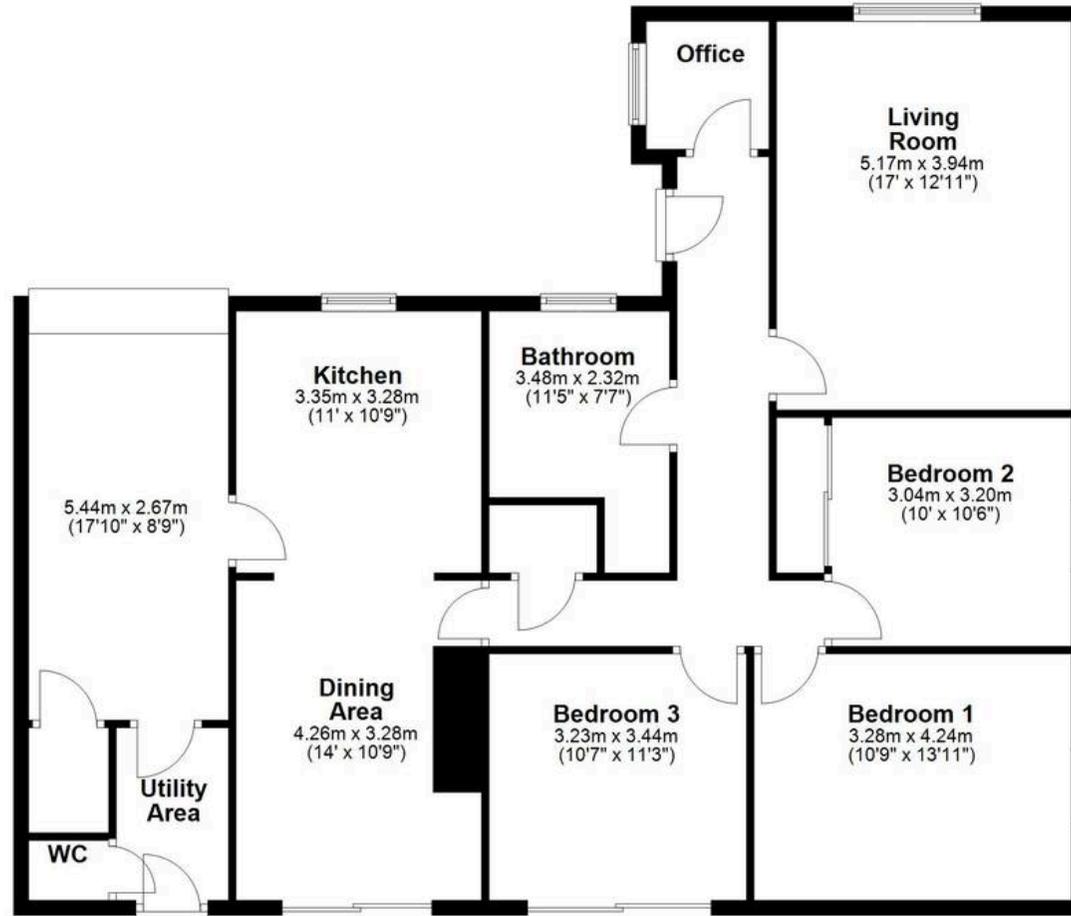
LAPFORD is a hillside village overlooking the river Yeo. It has a past reaching back to the Iron Age and a grade I listed church that was rebuilt and extended in the 12 century by Sir William De Tracey as penance for his part in the murder of Thomas Becket. Several options are available for socialising 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 in a westerly direction, continue through Copplestone and Morchard Road until you reach Lapford. Turn right and head up into the village, after The Malt Scoop pub take a left turn onto Orchard Way to the end then bear around to the right where no. 50 Prospect Way can be found on your left.

What3Words: ///dabble.roost.error



Ground Floor





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.