



5, Park Meadow Close



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Lapford, Crediton, EX17 6QY

Crediton (10 miles), Exeter City Centre (18 miles)

Park Meadow Close is a newly renovated two bedroom bungalow with stunning reception rooms, off street parking and a garage.

- Fabulous two bedroom bungalow
- Stunning kitchen/diner
- Excellent village community
- Close to transport links
- Council Tax Band- C
- Newly renovated to a very high standard
- Newly fenced garden
- Quiet cul-de-sac
- Catchment for Chulmleigh High School
- Freehold

Guide Price £315,000

## SITUATION

Set amidst the rolling Mid Devon countryside, Lapford is a quintessential rural village with an active and engaged local community. Enjoying an elevated position above the River Yeo, it benefits from excellent connectivity, with the A377 close by and a local station on the Tarka Line providing direct links to Exeter, Barnstaple and wider transport networks.

The village offers an excellent range of everyday amenities for its size, including a well-regarded primary school, village shop and post office, a thriving monthly market held at the Victory Hall, and the much-loved 16th-century coaching inn which acts as a welcoming hub for the community. For those who enjoy the outdoors, the surrounding countryside provides ample opportunities for scenic walks, woodland trails and riverside exploration.



## DESCRIPTION

Nestled within a quiet cul-de-sac in the heart of the popular village of Lapford, 5 Park Meadow Close offers an excellent opportunity to acquire a beautifully presented detached bungalow providing superb single-level living. Recently renovated to an impressive standard, the property boasts a striking kitchen/dining room at its centre, thoughtfully designed to combine style with everyday practicality.

French windows open onto a sheltered area of the garden, creating a seamless flow between the interior and the outdoors, and enjoying far-reaching views across the surrounding countryside - a perfect setting for relaxation or alfresco entertaining.

The principal bedroom is well appointed with fitted wardrobes, complemented by a generous second bedroom and a beautifully finished family bathroom. Additional features include an airing cupboard, ample storage throughout, thermostatically controlled radiators and a cosy wood-burning stove, all contributing to the property's warm and inviting feel.

## ACCOMMODATION

You enter the property via a useful porch which opens into a welcoming hallway. To the left lies the well-appointed kitchen/dining room, complete with a practical breakfast bar, integrated appliances and ample space for a dining table. The accommodation also includes a comfortable sitting room featuring a wood-burning stove, creating a warm focal point. Two double bedrooms and a well-fitted family bathroom complete the layout, offering attractive and convenient single-level living.

## GARDEN AND GARAGE

The garden is laid predominantly to lawn, with a number of sheltered areas that provide ideal spots for outdoor relaxation. Within the garden there is a useful woodstore and a garden shed, while the boundaries are enclosed by smart, newly installed fencing panels, offering privacy and seclusion. There is a single garage, currently laid out as a utility room and store. There is parking for 2-3 cars on the driveway.

## SERVICES

Utilities: mains drainage, electricity and water  
Heating: Oil combi boiler fitted 2021 with new radiators and pipes  
Standard and Superfast broadband available (Ofcom)  
EE, Three, Vodafone and O2 mobile network available (Ofcom)

## AGENTS NOTES

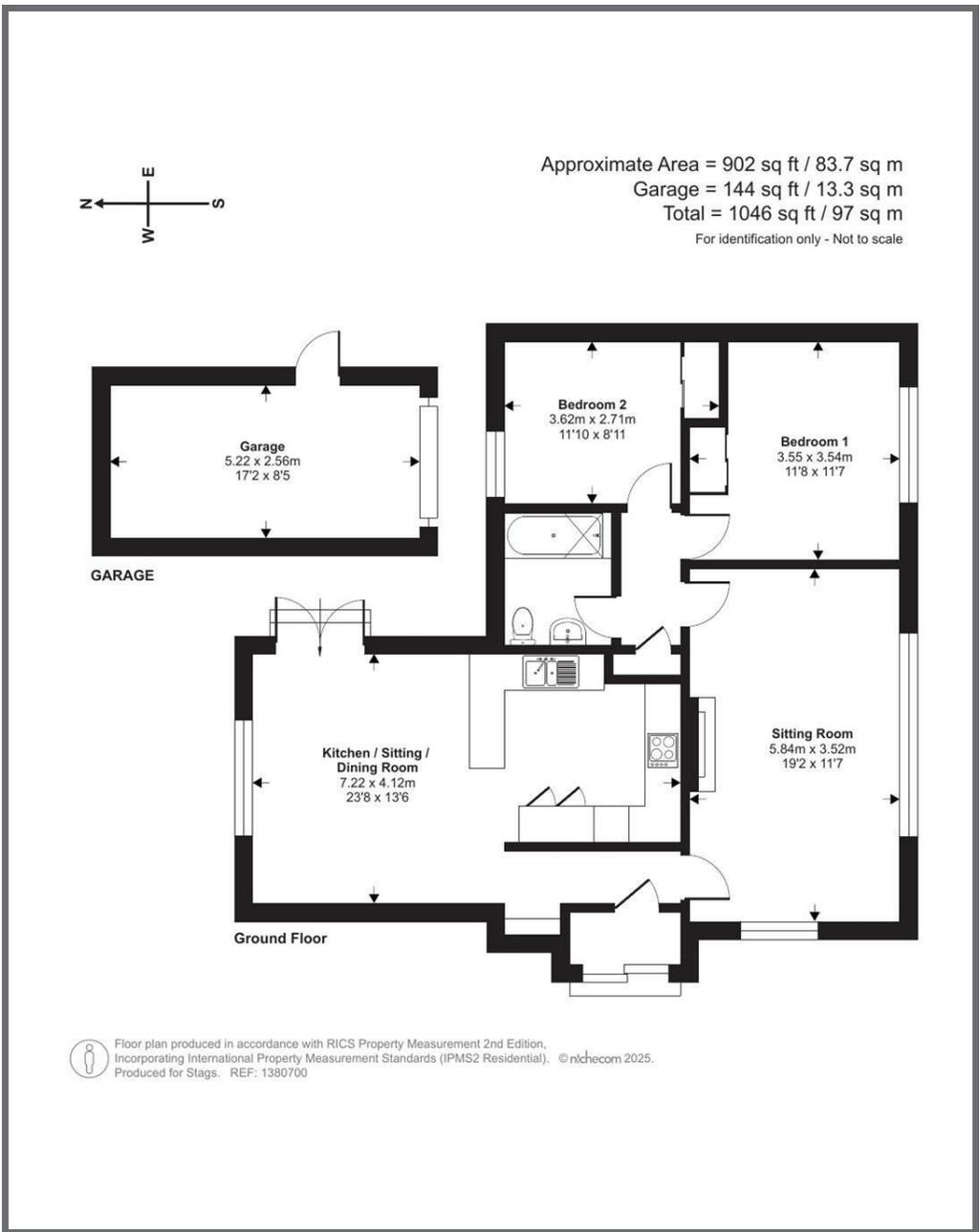
Please speak with the agent regarding restrictive covenants

## DIRECTIONS

WHAT3WORDS - ///cycles.repayment.reservoir



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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