

29 Prospect Way, Lapford, EX17 6QB

Guide Price **£210,000**

29 Prospect Way

Lapford, Crediton

- Semi Detached property
- Popular village location
- Lovely views over countryside
- Enclosed garden with decked terrace
- Modern kitchen with integrated appliances
- Breakfast bar and dining area
- Spacious lounge
- Outside store
- Master bedroom with beautiful views
- No onward chain!

Set in an elevated position on the edge of the village, this well-presented three-bedroom home enjoys far-reaching countryside views towards Dartmoor while offering bright, practical living space that's well suited to family life. Thoughtfully updated throughout, it combines a modern finish with a layout designed for everyday living.

The welcoming entrance hall is wider than you might expect and includes a useful downstairs WC. From here, the accommodation flows naturally through to the open-plan living areas, creating a sociable space that's ideal for both busy family life and entertaining.

The kitchen has been stylishly updated with navy blue units, white flecked composite worktops, a breakfast bar and plenty of storage, including useful pull-out cupboards. Integrated appliances include a Neff oven, induction hob, eye-level combination microwave oven, washing machine, Bosch slimline dishwasher and fridge-freezer, creating a well-equipped space ready to move straight into. A side door provides easy access to the garden.









The dining area sits between the kitchen and lounge, with a wide opening creating an easy flow between the rooms. Double patio doors open onto a raised deck, making it easy to enjoy meals outside while taking in the surrounding views. The lounge is bright and welcoming, with large windows bringing in plenty of natural light.

Upstairs are three well-proportioned bedrooms, including a spacious principal bedroom enjoying beautiful views across the countryside with room for a super king-size bed and wardrobes. A further double bedroom and generous single provide flexible accommodation for children, guests or those working from home.

Outside, the rear garden has been arranged over two levels, with a decked seating area leading down to a lawn that's ideal for children to play. A secure block-built store provides excellent storage for bicycles, tools and outdoor equipment, while a side gate gives convenient access to the garden.

The property benefits from double glazing, mains water, mains drainage and modern electric heating with individually controlled panel heaters.

Located within walking distance of the local primary school and in the catchment area for the highly regarded Chulmleigh College, the property is well placed for families.

Offering generous living space, modern finishes and beautiful countryside views, this is an excellent opportunity for buyers looking for a comfortable home in a well-connected village setting.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2026/27 - £2,046.06

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Mains drainage

Heating: Electric

Construction: Standard

Listed: No

Conservation Area: No

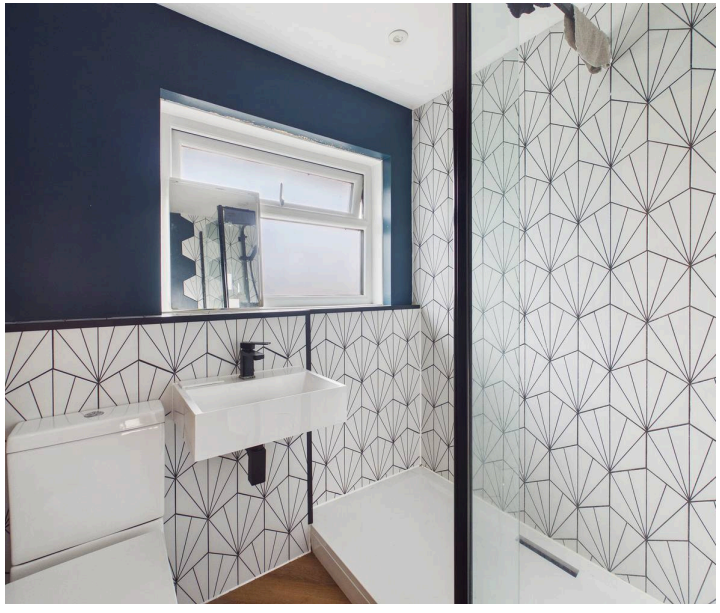
Tenure: Freehold

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.

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.
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.

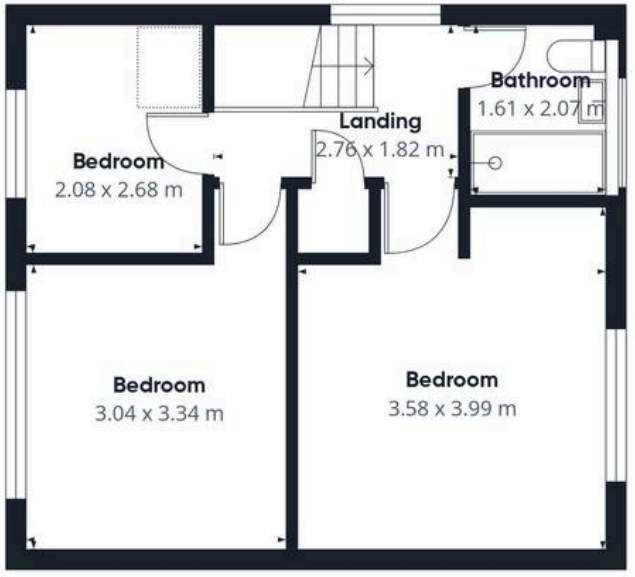




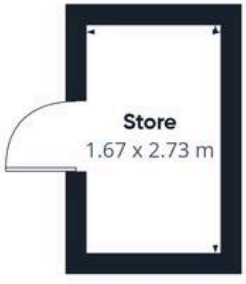




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

HELMORES

Approximate total area(1)

82.9 m²

Reduced headroom

0.6 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







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. Upon reaching Lapford take a right turn at the garage up into the village. Go past the pub and take a left turn onto Orchard Way, at the bottom head up around to the right and the property will be found on the right marked with a Helmores board.

For Sat Nav: EX17 6QB

What3Words: ///audit.painters.presides



Helmores

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