



**20 Orchard Way, Lapford, EX17 6PR**

**Guide Price £170,000**



## 20 Orchard Way

Lapford, Crediton, EX17 6PR

- Terraced bungalow
- Village location
- Garage and parking
- Front and back garden
- 2 bedrooms
- No onward chain!

Orchard Way is a development of bungalows and houses offering excellent value for money in the Mid-Devon village of Lapford. The amenities in the village include a petrol station and mini-supermarket, church, primary school, pub and railway station.

The bungalow is ideal for one or two occupants with a double master bedroom and a smaller second/occasional bedroom which opens on to the garden at the rear. There is a well fitted shower room and a large living/dining room with kitchen to the side. The property is double glazed and with electric heating.

Outside is an easy to maintain front garden and a well-stocked rear garden (approx. 15m x 6m) which is an abundance of colour in the spring and sure to keep keen gardeners busy. To the side of the properties is a small block of 4 garages with parking in front. No.20 has the second garage in from the left (with the red door) and a pathway links the rear of the garage to the back garden.







Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2025/26 -  
£1,948.60

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80mbps

Drainage: Mains drainage

Heating: Electric night storage heaters

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.

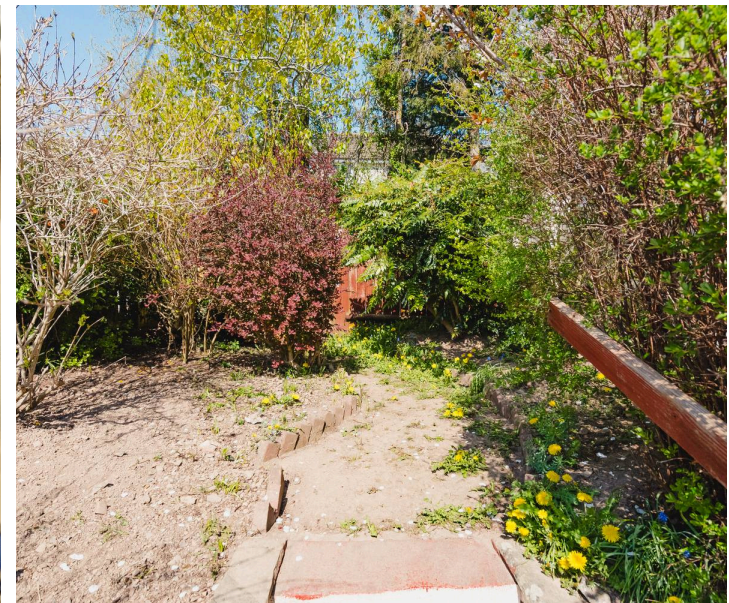




**LAPFORD** is a hillside village overlooking the river Yeo. It has a past reaching back to the Iron Age and a grade I listed church that was rebuilt and extended in the 12 century by Sir William De Tracey as penance for his part in the murder of Thomas Becket. Several options are available for socialising 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 the A377 take the turning up to the village of Lapford. Take a left turn onto Orchard Way and number 20 can be found along to the right.

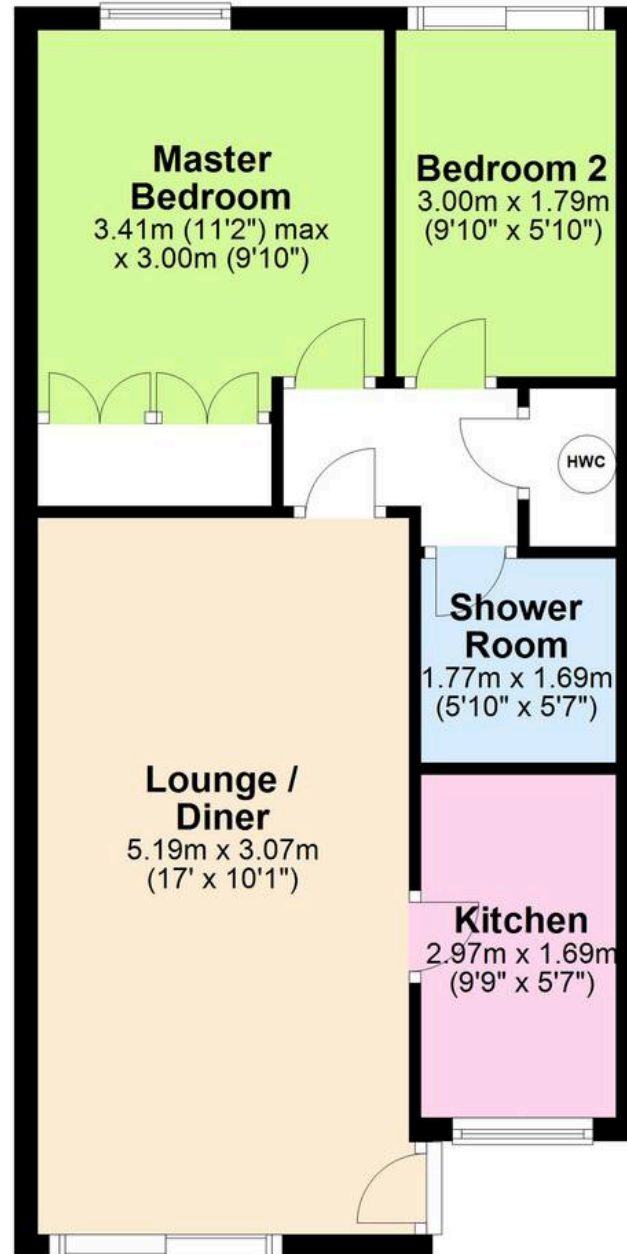
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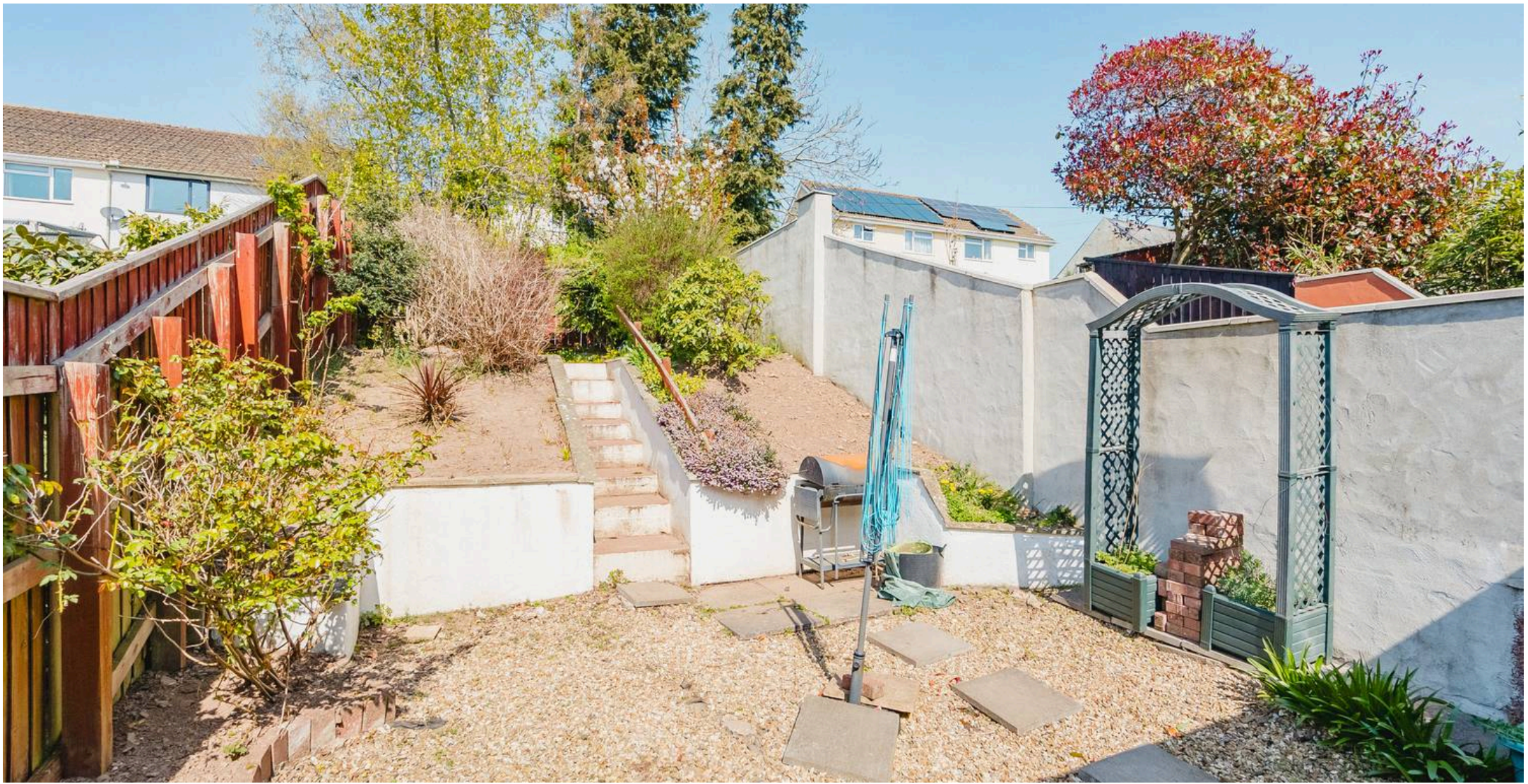
## Ground Floor

Approx. 43.1 sq. metres (464.1 sq. feet)



Total area: approx. 43.1 sq. metres (464.1 sq. feet)





# Helmores

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