



50 Highfield, Lapford, EX17 6PY

Guide Price **£250,000**

50 Highfield

Lapford, Crediton

- Link detached bungalow in popular village setting
- Heart of Lapford with rail, bus, shop and pub nearby
- Spacious living room with conservatory/dining space
- Well presented and ready to move into
- uPVC double glazing and electric heating throughout
- Level front and west facing rear garden
- Driveway parking and single garage
- Elevated outlook with distant Dartmoor views
- No onward chain

Set within a popular residential area in the heart of Lapford, 50 Highfield is a well maintained bungalow offering comfortable, easy living in a village that continues to be a favourite locally.

Lapford is one of the larger Mid Devon villages and has a lot going for it, a shop with petrol station, a pub, primary school and importantly both rail and bus links connecting through to Crediton, Exeter and Barnstaple. It's a village that works well day to day without feeling cut off.

The bungalow itself is link detached, with only the garage attached to the neighbouring property, and sits within neatly kept front and rear gardens.





Inside, the accommodation is well laid out and has been carefully maintained. A front porch provides a useful entrance space, ideal for coats and shoes, before leading through to the main living areas. The kitchen sits to the front and offers a good amount of storage and workspace, while the living room is a generous size with a feature fireplace.

One of the real strengths here is the additional conservatory to the side, currently used as a dining area, which adds another layer of living space and gives a nice connection through to the garden.

There are two good double bedrooms, both enjoying views over the rear garden, along with a central shower room.

The property benefits from uPVC double glazing and electric heating, in keeping with the village where mains gas is not available.

Outside, the front garden and hedge provide a good degree of privacy from the road, with a driveway leading to the single garage. The rear garden is west facing, making the most of the afternoon and evening sun, and is largely level and easy to manage, with a mix of lawn, planted borders and a paved seating area.

From the rear, there are some lovely elevated views across the rooftops and towards Dartmoor in the distance, adding to the overall appeal.

Offered with no onward chain, this is a straightforward purchase and a solid, well cared for bungalow in a great village location.



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.

Virtual Staging:

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.

Chain Status / Vacant Property:

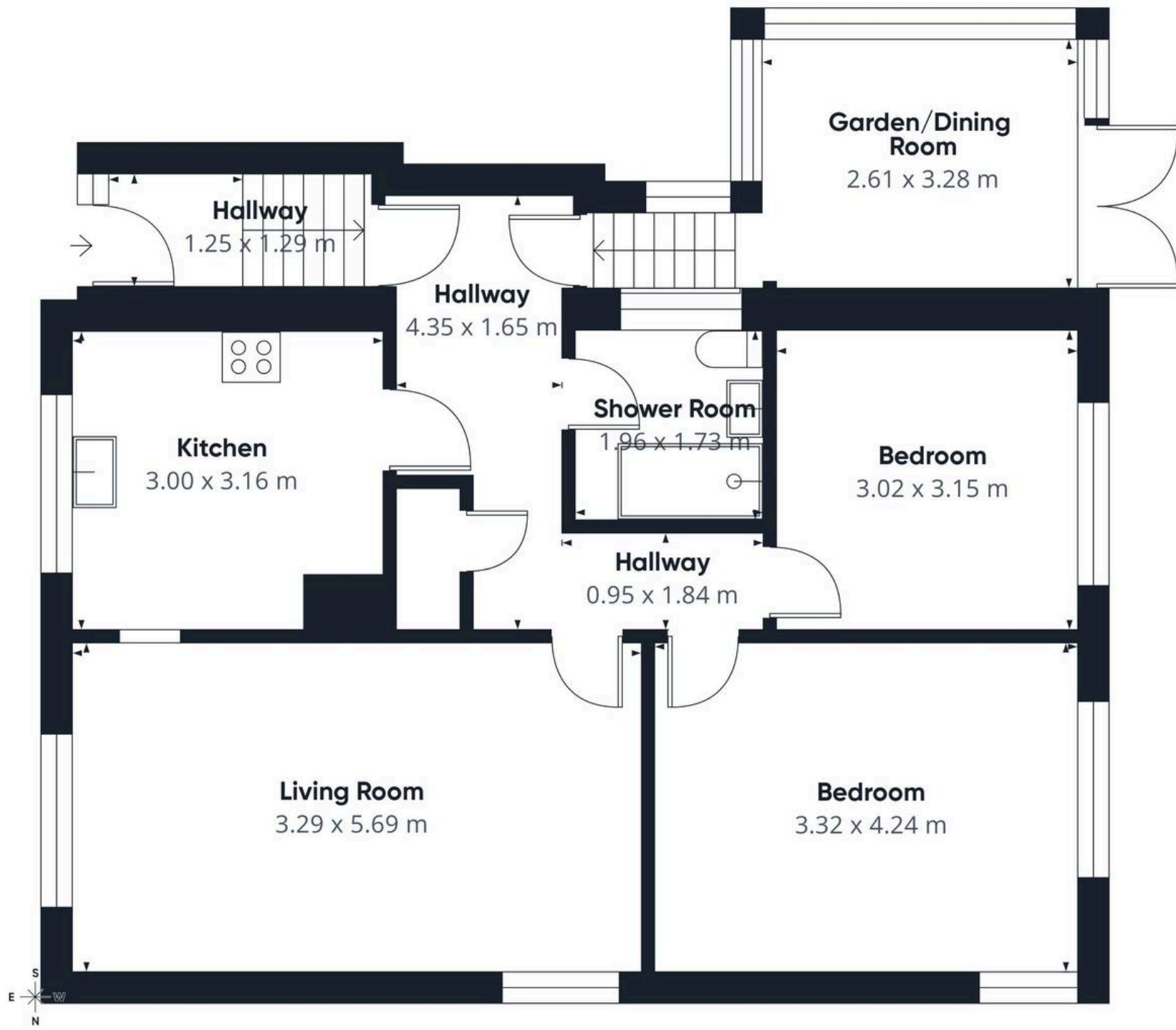
We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

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.

Please see the floorplan for room sizes.





Approximate total area⁽¹⁾
77.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Current Council Tax: Band C – Mid Devon

Approx Age: 1970s

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Electric

Listed: No

Conservation Area: No

Tenure: Freehold

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 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 on the scenic Tarka Line running between Barnstaple & 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 : For sat-nav use EX17 6PY and the

What3Words address is

///crabmeat.begins.roadblock but if you want the traditional directions, please read on.

When in the village of Lapford, turn into Highfield and the property will be found on your right hand side after approx. 50m.



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.