



8 Highfield, Lapford, EX17 6PY

Guide Price **£330,000**

8 Highfield

Lapford, Crediton

- Detached bungalow in tucked away cul-de-sac position
- Elevated Lapford setting with views towards Dartmoor
- Spacious "side-on" layout with generous living room
- Three bedrooms with modern bathroom
- Well presented and ready to move into
- Oil fired central heating and owned solar panels
- South facing corner plot with private gardens
- Driveway parking for 2-3 vehicles and garage
- Workshop/store and separate garden lodge with power
- Popular village with rail links and strong community

Tucked away at the end of a quiet cul-de-sac, 8 Highfield is one of the more desirable positions within this popular village development. Sitting on a south facing corner plot, it enjoys a great sense of space both inside and out, along with far reaching views towards Dartmoor.

Highfield itself is a well regarded collection of houses and bungalows, set in an elevated position within Lapford. The village is one of the larger in Mid Devon and has a strong community feel, with a pub within walking distance, a primary school, sports teams and a well stocked shop with petrol station.





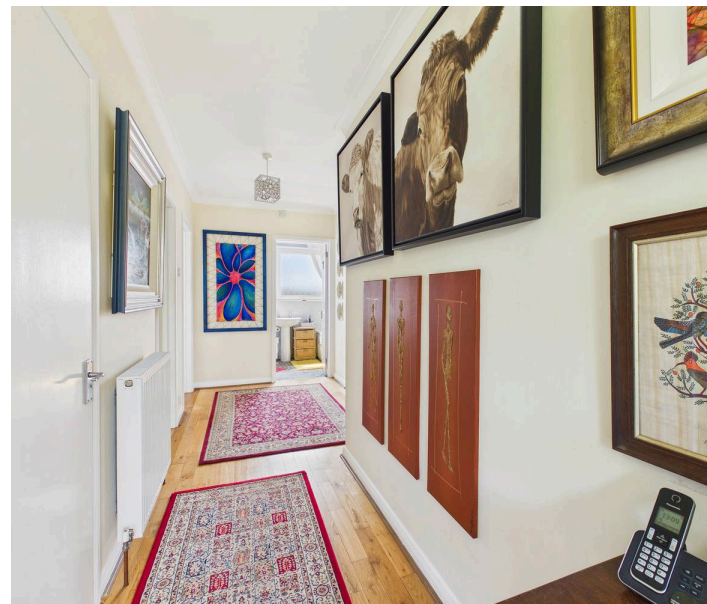
It's also on the Tarka Line, offering direct rail links to Crediton, Exeter and Barnstaple, making it a really practical location for accessing both the coast and the moors.

This particular bungalow stands out thanks to its "side-on" layout, giving it a more spacious feel internally as well as strong kerb appeal. The accommodation is well balanced and has been upgraded by the current owners, creating a home that's ready to move straight into.

The living room is a generous space with a lovely outlook across the garden and towards the surrounding countryside. The kitchen is separate and well arranged, while the three bedrooms are all served by an up to date bathroom.

The property benefits from oil fired central heating, as is typical for the village, along with mains services, and a recently installed solar system which is owned outright and will help reduce running costs.

Outside is where this home really comes into its own. The corner plot wraps around the bungalow, offering gardens to three sides that feel private and well established, with hedging and lawns creating a manageable but versatile outdoor space.



There is driveway parking for two to three vehicles along with a garage, and two particularly useful outbuildings. One is a workshop/store, while the other is a garden lodge with power, currently used as a studio but equally suited to home working or hobbies.

Overall, this is a well positioned and thoughtfully improved bungalow offering space, privacy and a great village setting, with the added benefit of a south facing plot and views that are hard to come by.

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.

Heating Type (Non-Mains):

We're informed by the seller that the property is heated via oil. Buyers should confirm servicing arrangements and running costs.

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.
Current Council Tax: Band D – Mid Devon

Approx Age: 1980's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband plus owner solar panels

Drainage: Mains

Heating: Oil fired central heating

Listed: No

Conservation Area: No

Tenure: Freehold

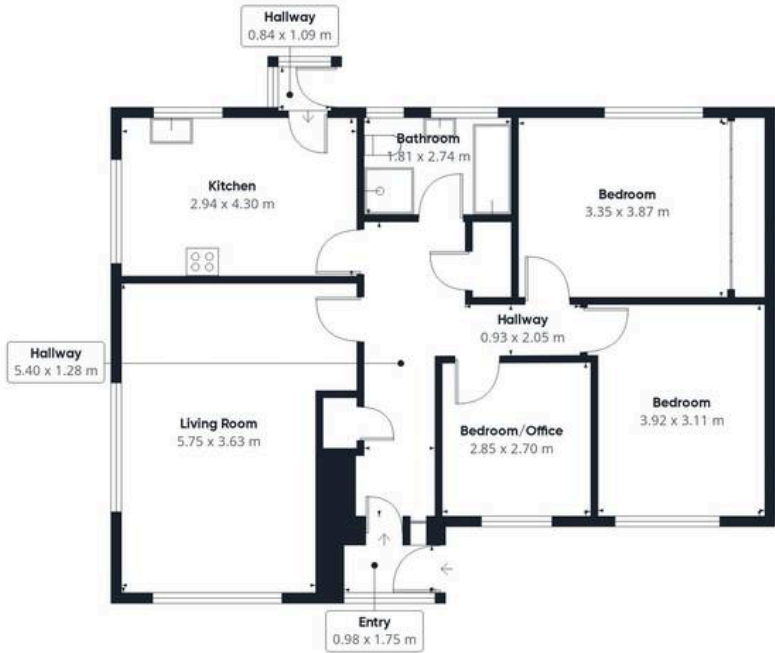
LAPFORD is a hillside village overlooking the river Yeo. It has a past reaching back to the Iron Age and a grade I listed church that was rebuilt and extended in the 12 century by Sir William De Tracey as penance for his part in the murder of Thomas Becket. Several options are available for socialising 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 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

For sat-nav use EX17 6PY and the What3Words address is [///reinvest.accented.stitching](https://www.what3words.com/reinvest.accented.stitching) but if you want the traditional directions, please read on.

When in Lapford village, turn into Highfield and take the first left into the cul-de-sac, proceed to the end and the bungalow is the last on the right hand side.





Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾
113.8 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.

GIRAFFE360



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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.