

27 Highfield
Lapford
EX17 6PY



Guide Price - £230,000



27 Highfield, Lapford, EX17 6PY.

Charming Village Bungalow With Landscaped Gardens And South Facing Living...



- Link Detached Bungalow
- Quiet Cul De Sac Location
- Two Double Bedrooms
- Large South Facing Living Room
- Landscaped Front And Rear Gardens
- Driveway And Garage Parking
- Spacious Room Proportions
- Modern Shower Room
- Oil Fired Central Heating
- Village With Rail And Bus Links
- Well Presented Throughout
- Council Tax Band - C
- EPC - D



Situated within a quiet cul de sac in the heart of a well regarded Mid Devon village, this well presented two bedroom link detached bungalow offers spacious and comfortable living, complemented by thoughtfully landscaped gardens and excellent local amenities. The property enjoys a peaceful residential setting whilst remaining conveniently positioned for access to a village shop with petrol station, primary school, and a popular public house with dining, as well as bus and rail links connecting to both Exeter and Barnstaple.

The bungalow has been significantly improved during the current owners' tenure, with particular attention given to the outdoor space. The rear garden has been carefully landscaped to provide a practical yet attractive environment, incorporating seating areas, raised beds, and well designed drainage and retaining features. This not only enhances usability throughout the seasons but also adds a level of protection to the property. The front garden, enjoying a desirable south facing aspect, is equally appealing, offering a private lawn bordered by established planting, alongside a charming lower garden area with a variety of shrubs and roses, creating a natural and wildlife friendly setting.



Internally, the property is solidly constructed with traditional cavity walls beneath a tiled roof, further benefiting from uPVC double glazing and cavity wall insulation to support energy efficiency. The accommodation is well proportioned throughout, with a particularly generous living room positioned to the front of the property. Its south facing orientation allows for an abundance of natural light, while an open fire provides a focal point and adds to the overall sense of warmth and character.

The kitchen is separate and practical in layout, also enjoying a front aspect. To the rear of the bungalow are two comfortable double bedrooms, both benefiting from a quieter outlook over the garden, enhancing privacy. The shower room has been updated with modern fittings and features a large walk in shower.

Additional benefits include a useful store with external access, an attached garage, and a driveway providing off road parking for several vehicles. This is an excellent opportunity to acquire a well balanced home in a thriving village location.

Changing Lifestyles

Situated in the heart of rural Mid Devon, Lapford is a highly desirable and well-connected village offering a quintessential countryside lifestyle with practical everyday amenities. Steeped in history and character, the village is centred around the impressive St Thomas of Canterbury church and enjoys a strong sense of community. Local facilities include a primary school, village shop with petrol station and Post Office, and the popular Old Malt Scoop Inn, a historic pub serving quality food and drink. There is also a thriving community centre at Lapford Victory Hall, where regular activities and events take place, reinforcing the village's friendly and active spirit.

Outdoor pursuits are well catered for with scenic countryside walks, children's playgrounds, playing fields and proximity to Eggesford Forest, ideal for nature lovers and families. Transport links are excellent for rural Devon, with a request stop railway station on the scenic Tarka Line offering services to Exeter and Barnstaple, as well as regular bus routes.

Lapford also benefits from its convenient location just a short drive from Crediton and Exeter, providing access to broader shopping, leisure and schooling options, while retaining its tranquil village charm.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

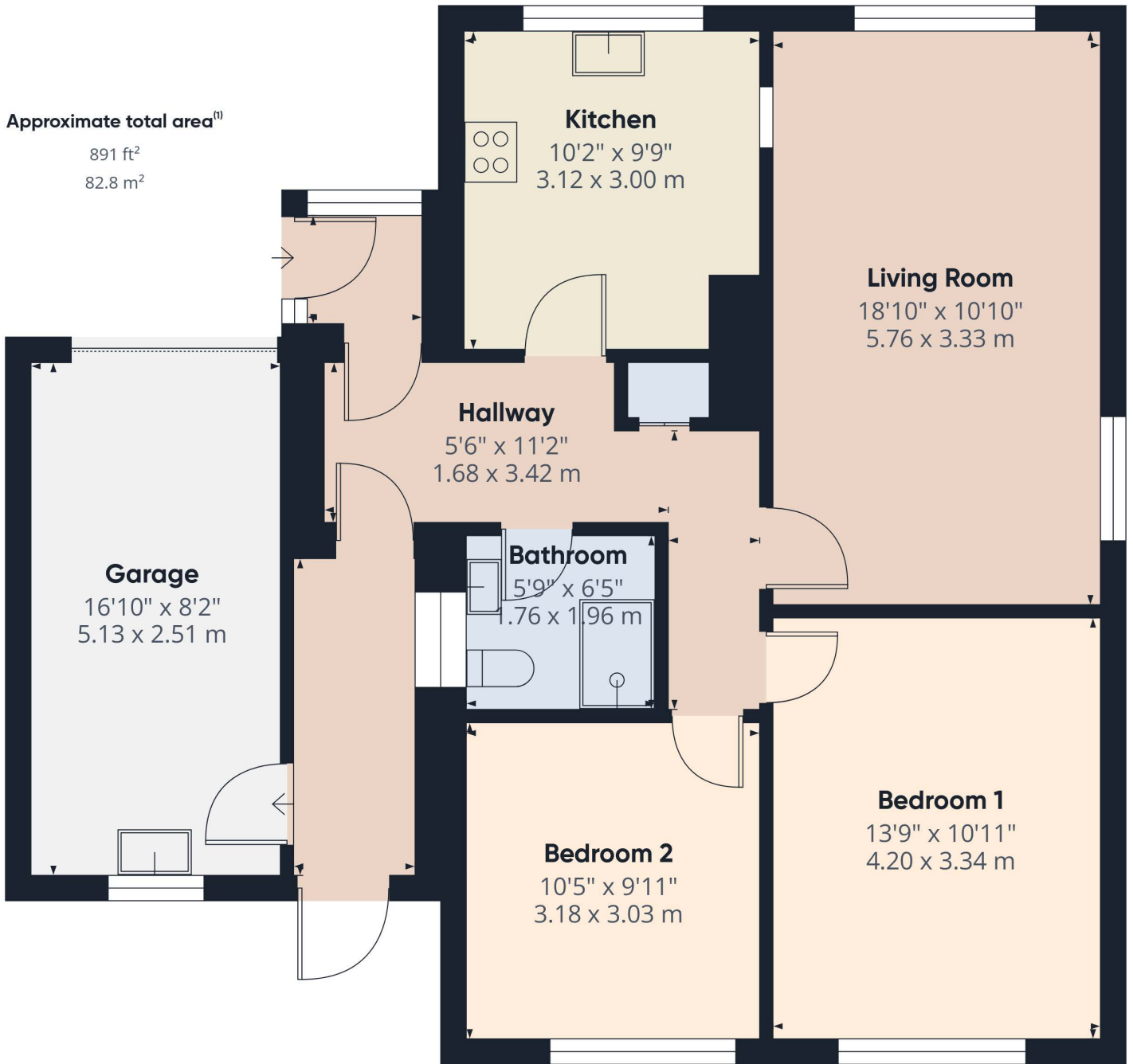
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Approximate total area⁽¹⁾

891 ft²

82.8 m²



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