



33 Highfield





# 33 Highfield

Lapford, CREDITON, Devon, EX17 6PY

Crediton (10 miles), Exeter City Centre (18 miles ), Barnstaple (25 miles)

A 3 bedroom semi-detached family home in the popular village of Lapford, located on a quiet cul-de-sac.

- 3 bedroom family home
- Well appointed kitchen/diner
- Motivated seller
- Chulmleigh High School catchment
- Council Tax Band: C
- Popular village location
- Off street parking and garage
- Secure rear garden
- Sitting room with wood burner
- Freehold

Guide Price £275,000

## SITUATION

Set amidst the rolling Mid Devon countryside, Lapford is a quintessential rural village with an active and engaged local community. Enjoying an elevated position above the River Yeo, it benefits from excellent connectivity, with the A377 close by and a local station on the Tarka Line providing direct links to Exeter, Barnstaple and wider transport networks.

The village offers an excellent range of everyday amenities for its size, including a well-regarded primary school, village shop and post office, a thriving monthly market held at the Victory Hall, and the much-loved 16th-century coaching inn which acts as a welcoming hub for the community. For those who enjoy the outdoors, the surrounding countryside provides ample opportunities for scenic walks, woodland trails and riverside exploration.





**DESCRIPTION**

33 Highfield is an appealing and well-presented three-bedroom family home, enjoying a peaceful residential setting and offering a balanced combination of comfort, practicality and space. Constructed in 1979 of block, brick and timber, the property has been thoughtfully maintained and provides well-proportioned accommodation throughout.

A particular feature of the ground floor is the generous kitchen/dining room, fitted with a range of integrated appliances and offering ample space for a family table, making it an ideal hub for everyday living and entertaining. The sitting room is a warm and inviting space, with French windows opening directly into the conservatory, which in turn gives access to the enclosed rear garden. A useful cloakroom completes the ground-floor accommodation.

Upstairs, the property offers three comfortable double bedrooms, each with its own storage options, along with a well-appointed family bathroom. Outside, the enclosed rear garden provides a secure space for children or pets, while to the front there is off-street parking and a garage, enhancing the practicality of this attractive family home.

**ACCOMMODATION**

Entering via an entrance porch, leading into the main hallway. There is a WC on the left and across the hall is a good sized kitchen/dining room with fully integrated appliances and room for a dining table. The sitting room has a wood burner which also acts a heating system for the radiators and hot water. Off the sitting room is a useful conservatory and access into the rear garden. Upstairs there are three bedrooms with plenty of storage and a family bathroom.

**GARDEN AND GARAGE**

The property is approached via a small front garden, laid predominantly to lawn, with a pathway running alongside the house providing convenient access to the rear. There is parking for a couple of vehicles, together with a single garage positioned beside the property.

To the rear, the garden is largely laid to lawn and offers a secure and manageable outdoor space. There are a number of useful wood stores, along with a covered area adjacent to the conservatory, providing sheltered storage or an additional seating area as required.

**SERVICES**

Utilities: Mains drainage, electricity and water  
Heating: Wood burner with back boiler feeds radiators and hot water.  
Separate immersion heater  
Full fibre broadband is being installed in the near future  
EE, Three, Vodafone and O2 network available (Ofcom)  
Standard, Superfast and Ultrafast broadband available (Ofcom)

**AGENTS NOTES**

The wood burner is the main source of heating (there is an immersion switch for the hot water to run separately)

**DIRECTIONS**

WHAT3WORDS - ///agree.storyline.lollipop





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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