



15 Highfield, Lapford, EX17 6PY

Guide Price £250,000

A bright and spacious 3 bedrooms detached bungalow, located in a popular residential area of Lapford, with the benefit of a cul-de-sac position. The property is in need of modernisation. Enjoys views across the village and hillside, and delightful gardens. No onward chain.

Winkworth

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A 3 bedroom, detached bungalow, occupying an elevated position within a cul-de-sac in the ever-popular village of Lapford. Offered to the market with no onward chain, this bright and spacious home presents an excellent opportunity for buyers looking to modernise and create a home to their own taste.

Enjoying a delightful south-facing aspect to the front, the property is well positioned to take full advantage of its elevated setting, with far-reaching views across the village and hillside beyond.

The accommodation begins with an entrance hall, complete with a generous storage cupboard, before opening into a spacious sitting and dining room. A large front-facing picture window floods the room with natural light while perfectly framing the impressive outlook. An inner hallway provides access to the remaining accommodation.

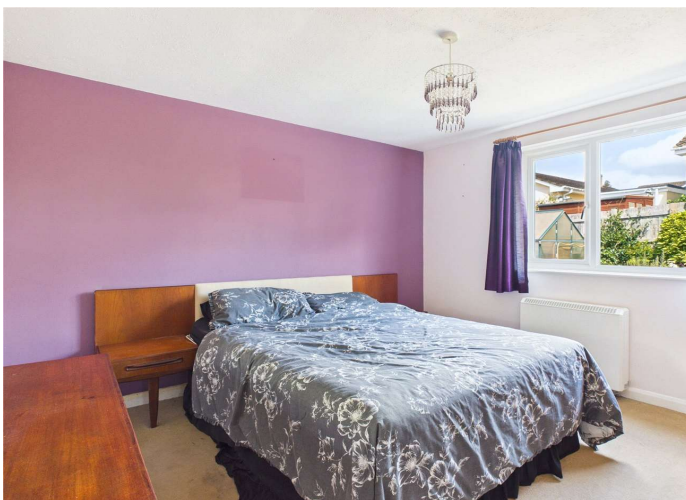
The kitchen is fitted with a range of wall and base units and with a side aspect window, leading through to a useful utility room with direct access to the rear garden. There are three well-proportioned bedrooms, along with a shower wet room. An accessible loft with shelving.

Outside, the south-facing front garden is laid mainly to lawn with established shrubs and planting, creating an attractive approach to the property. A driveway provides ample off-road parking and leads to a single garage with an electric roller door. The enclosed rear garden has been thoughtfully designed for ease of maintenance, featuring paved seating areas, well-stocked flower beds, mature shrubs and a greenhouse.

DIRECTIONS: Using the What3Words App, search soonest.bother.another

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SUMMARY

- Popular cul-de-sac position in Lapford
- Wonderful views across the village and hillside beyond
- Bright and spacious accommodation
- 3 bedrooms
- Delightful front and rear gardens
- Generous off street parking and single garage
- Solar panels
- In need of modernisation
- No onward chain

PROPERTY INFORMATION:

COUNCIL TAX: Band D

LOCAL AUTHORITY: Mid Devon Council

SERVICES: Mains electricity and water. Solar panels

DRAINAGE: Mains drainage

HEATING: Electric heaters. Innovative hot water system

BROADBAND: Fibre-Broadband available by Openreach

MOBILE SIGNAL: Good outdoor Coverage

LISTED: No

TENURE: Freehold

CONSERVATION AREA: No

FLOOD RISK: Very Low



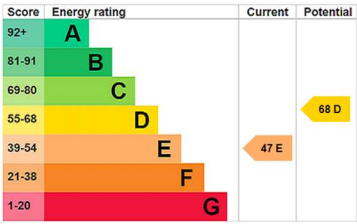
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Approximate total area⁽¹⁾
1054 ft²
97.9 m²

(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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