



40B Highfield, Lapford, EX17 6PY

Guide Price £279,000

A delightful, attached family home located in a popular cul-de-sac, with bright and spacious accommodation, front and rear gardens, hillside views and ample parking with drive and garage.

Winkworth

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Located in a sought-after cul-de-sac within the village of Lapford, this bright and spacious attached family home offers a wonderful blend of comfort, light, and practicality.

DIRECTIONS - What3Words - poetry.siesta.yard

Well-presented throughout, the accommodation is thoughtfully arranged to suit modern family living. At the heart of the home lies a stylish and sociable kitchen/dining room, fitted with an array of matching base and wall units, perfect for both everyday life and entertaining. The welcoming sitting room is filled with natural light and enjoys delightful views across the west-facing garden and the hillside beyond.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.

Upstairs, 3 bedrooms, 2 of which benefit from built-in storage, are complemented by a contemporary family bathroom, while a convenient guest cloakroom serves the ground floor.

A charming front garden, providing an area of lawn with box hedging, with a private driveway providing off street parking, leading to a detached garage. To the rear, the delightful garden is arranged with a patio ideal for al fresco dining, a neatly kept lawn, and well-stocked flower beds that provide colour and interest throughout the seasons.

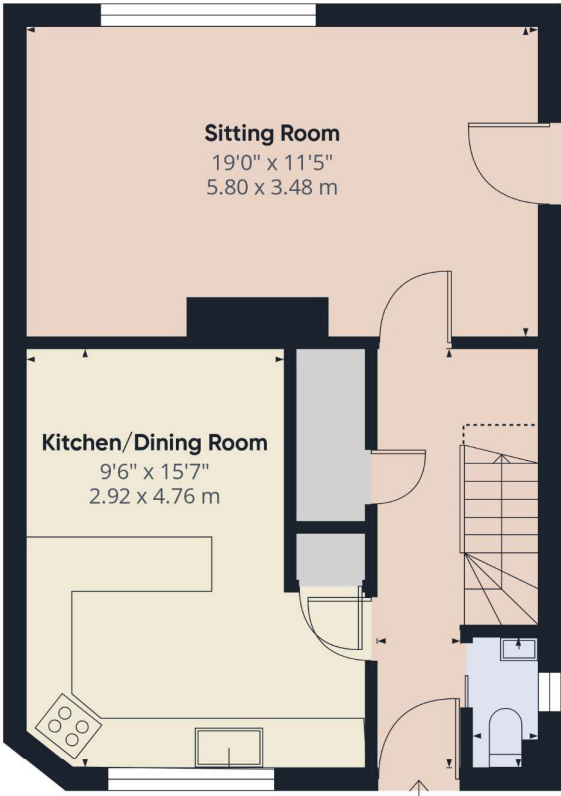


SUMMARY

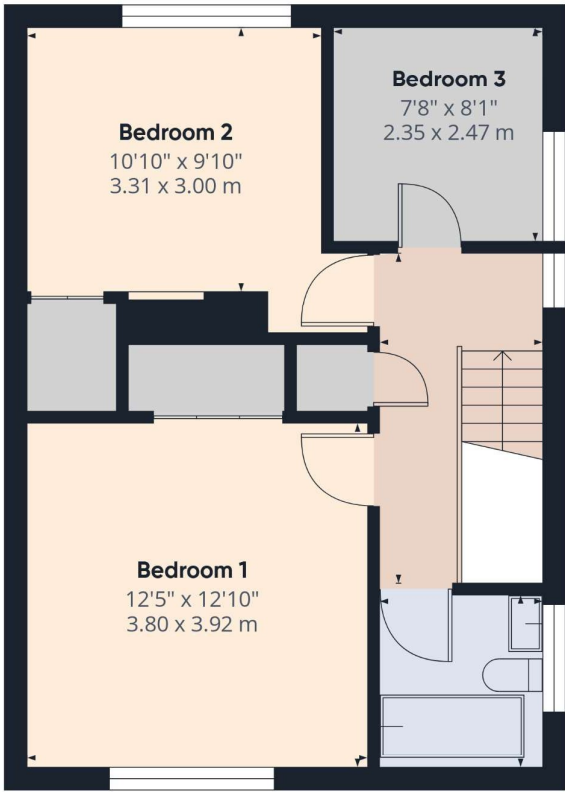
- Popular cul-de-sac position
- Bright and spacious accommodation
- 3 bedroom family home
- Delightful front and rear gardens
- Hillside views
- Drive with off street parking and garage

PROPERTY INFORMATION:

COUNCIL TAX: Band C
 LOCAL AUTHORITY: Mid Devon
 SERVICES: Mains Electric & Water
 DRAINAGE: Mains Drainage
 BROADBAND: Yes
 MOBILE SIGNAL: Good coverage
 HEATING: LPG Central Heating
 LISTED: No
 TENURE: Freehold
 CONSERVATION AREA: No
 FLOOD RISK: Low



Ground Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

965 ft²
89.8 m²

Reduced headroom

13 ft²
1.2 m²

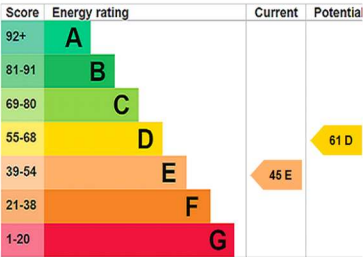
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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