

\*\*\* ONLINE VERSION \*\*\* | Prospect Way, Lapford

Offers Over £129,000



DHC5012

End Terraced

3 Bedrooms

Spacious 3 bedroomed end house with garden and excellent Dartmoor views

ENTRANCE HALL, CLOAKROOM, LIVING / DINING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM, ENCLOSED GARDEN, ELECTRIC HEATING, NO CHAIN

**DESCRIPTION** This modern end house is situated in a village edge location, enjoying magnificent rural views towards Dartmoor from its elevated position. It offers spacious 3 bedroomed accommodation with a 22' living / dining room, kitchen, plus downstairs cloakroom. The property benefits from off peak central heating and has uPVC double glazing.

**LAPFORD**, a large parish and village, lies just north of the main A377 Exeter / Barnstaple road approximately 9 miles from Crediton and 16 miles from Exeter. The village has good amenities including shops, post office, inns, primary school and there is also a preschool with excellent OFSTED report. On the edge of the village is a railway station and there is a regular daily bus service from the heart of the village. The parish church, St Thomas of Canterbury, is of perpendicular style and has a fine 16th century rood screen.

**DIRECTIONS** From the A377 Crediton to Barnstaple road, turn off the main road as signed to Lapford. Proceed up into the village going past the Church and Malt Scoop Inn. Take the 2nd turning on the left into Prospect Way and number 23 will be found on the left approximately 80 yards along the road.

The accommodation comprises, with approximate measurements:-

**GROUND FLOOR**

Glazed wooden front door and side panel leading to **STAIRCASE ENTRANCE HALL** 15' x 8'8 (4.57m x 2.64m)  
Telephone point, wall mounted night storage heater, small understairs cupboard, further cupboard, larder cupboard, double electric socket, space for fridge / freezer.

**CLOAKROOM** Low level w.c., wash hand basin.

**LIVING / DINING ROOM** 22' x 10'10 (6.71m x 3.3m) Two wall mounted night storage heaters, t.v. point, uPVC double glazed to front and rear. Opening to

**KITCHEN** 10'5 x 7'2 (3.18m x 2.18m) Newly fitted with a range of oak fronted base units providing ample cupboard and storage space with matching wall cupboard. Corner fiddled unit, inset one and a half bowl sink (mixer tap), integrated dishwasher, space and plumbing for automatic washing machine, built-in electric oven with cupboards to side, rolled edged black granite effect laminated working surfaces with inset four ring hob, extractor hood and light over, cupboards to side, wall tiling, separate base unit with cupboard and drawer storage space, wall mounted glazed cabinet, wooden glazed door to rear garden.

## FIRST FLOOR

Staircase to **SEMI-GALLERIED LANDING** 9' x 6' (2.74m x 1.83m) Access to loft space, telephone point, airing cupboard with factory lagged hot water cylinder plus immersion and slatted shelving.

**BEDROOM 1** 13'8 x 11'8 (4.17m x 3.56m) Wall mounted heater, views over garden, church and distant views to Dartmoor.

**BEDROOM 2** 13'8 x 10' (4.17m x 3.05m) Wall mounted heater.

**BEDROOM 3** 8'8 x 6'9 (2.64m x 2.06m) Wall mounted heater.

**BATHROOM** 6'8 x 5'7 (2.03m x 1.7m) White suite comprising panelled bath plus shower attachment, curtain and rail over bath, low level w.c., pedestal basin, wall mounted Dimplex heater, partially tiled.

## OUTSIDE

**SHED** 9' x 5'6 (2.74m x 1.68m) 13 amp power, spaces for fridge / freezer and tumble dryer. Shelving.

Steps and handrail leading to **FULLY ENCLOSED REAR GARDEN** Laid mainly to lawn and terraced in three levels, fruit trees, concrete path at side leading down to the bottom of the garden. Various trees, hedging at one side providing seclusion and privacy.

V2 Draft particulars

DHC5012

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title

documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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