



29 Orchard Way, Lapford, EX17 6PR

Guide Price £225,000

Situated in a quiet residential cul-de-sac, 29 Orchard Way is a well-presented, extended two-bedroom home offering comfortable living with the benefit of recent updates.

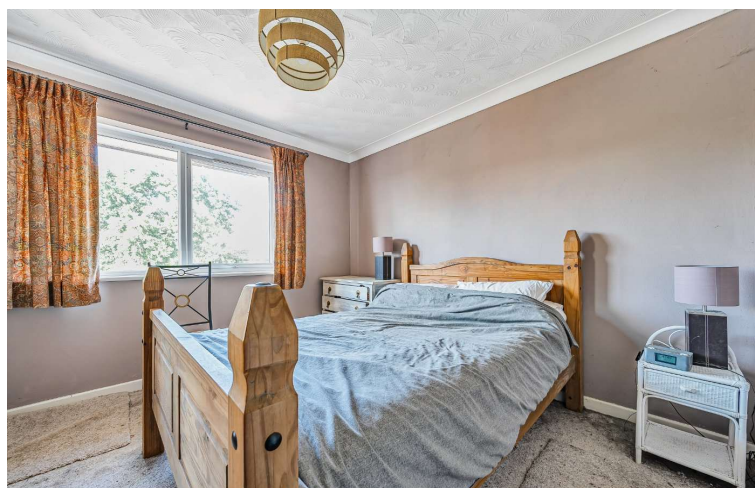
Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



The property features a modern fitted kitchen and a sitting room at the rear, providing more space for everyday living. Both the kitchen and bathroom have been recently replaced, offering a modern finish.

This home is ideal for those looking for a well-maintained property in a peaceful location with the convenience of a modern kitchen and bathroom.

Inside, the kitchen/breakfast room has been enlarged, creating a practical area for dining, with plenty of natural light. The sitting room is spacious and leads directly out to the garden, offering a nice flow between indoor and outdoor living. The first floor offers two bedrooms with pleasant outlooks, and a well-appointed bathroom with contemporary fittings.

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.

Outside, the front garden is low maintenance and paved. The rear garden is fully enclosed with a paved seating area and steps leading down to a gravelled section. A wooden shed provides useful storage, and a rear gate offers pedestrian access via a shared pathway. The property also benefits from a single garage with parking for one car in front.



AT A GLANCE:

Terraced House
Two Bedrooms
Electric Heating & Woodburner
Newly Fitted Kitchen & Bathroom
Enclosed Rear Garden
Garage
Sought After Village Location

PROPERTY INFORMATION:

COUNCIL TAX: Band A
SERVICES: Mains Electric, Water & Drainage.
BROADBAND: Superfast Broadband Available. FTTP.
MOBILE SIGNAL: Coverage With Certain Providers
HEATING: Electric Heating & Woodburner
LISTED: No
TENURE: Freehold

Orchard Way, Lapford, Crediton, EX17

Approximate Area = 758 sq ft / 70.4 sq m

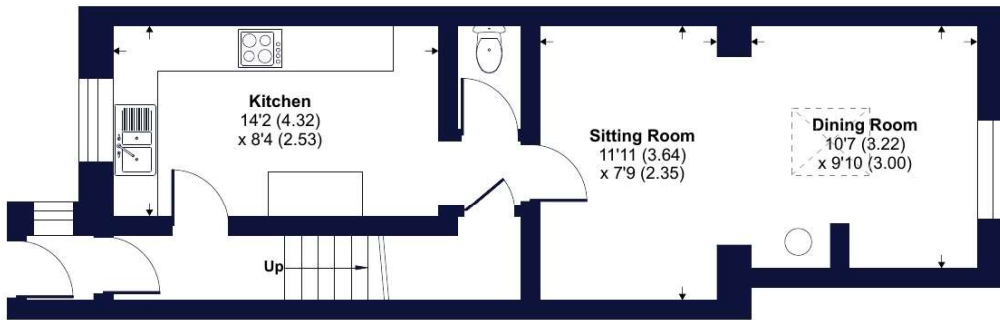
Garage = 104 sq ft / 9.6 sq m

Total = 862 sq ft / 80 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1194244

Winkworth

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	89
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
54	
England, Scotland & Wales EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk