



54 Prospect Way, Lapford, EX17 6QB

Guide Price £225,000

A two-bedroom semi-detached bungalow located in the peaceful village of Lapford. This property presents an exciting opportunity for those looking to put their personal touch on a home, as it is in need of some modernisation.

**Winkworth**

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The bungalow offers generous living spaces, including a well-proportioned living room, a kitchen with potential for redesign, two comfortable bedrooms, one is currently being used as a dining room, and a family bathroom.

Externally, the property boasts a substantial plot with large gardens to the rear, perfect for gardening enthusiasts. The driveway provides off-road parking, leading to a detached garage, offering additional storage or workshop potential.

Offered with no onward chain, 54 Prospect Way provides a fantastic opportunity to create a bespoke living space tailored to your needs. With its desirable location, spacious gardens, and potential for transformation, this bungalow is a must-see for anyone looking to make their mark in the property market.

Lapford is a picturesque village nestled in the heart of Devon, offering a peaceful rural lifestyle while still being within easy reach of local amenities. The village has a strong community spirit, with a local pub, village hall, and a primary school. The surrounding countryside provides plenty of opportunities for walking and outdoor activities, making it an ideal location for those seeking tranquility and a slower pace of life.

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 £10 is levied for each verification.



#### AT A GLANCE:

Two-Bedroom Semi-Detached Bungalow  
In Need Of Modernisation Throughout  
Large Front And Rear Gardens  
Driveway With Off-Road Parking  
Detached Garage  
No Onward Chain  
Desirable Village Location

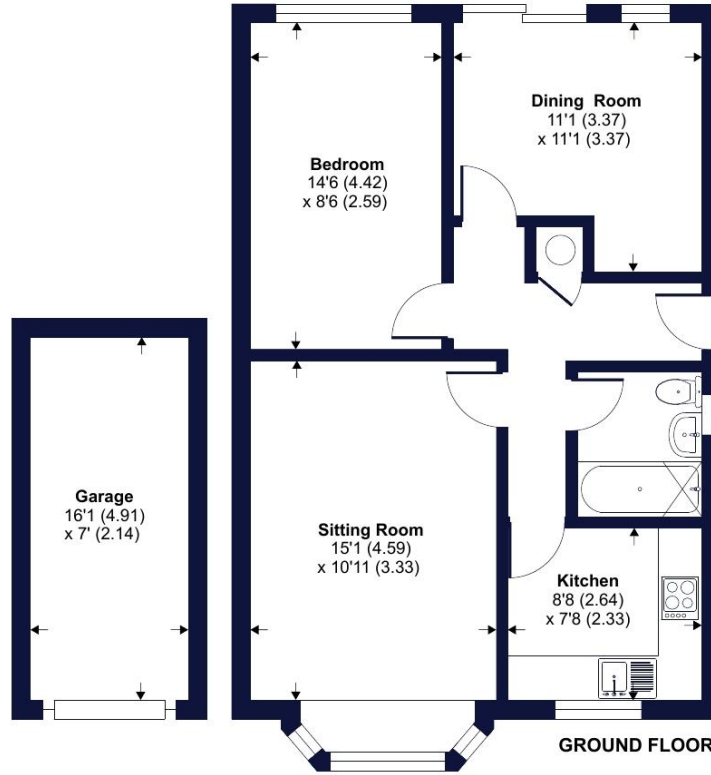
#### PROPERTY INFORMATION:

COUNCIL TAX: Band B  
SERVICES: Mains Electric, Water & Drainage  
BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach.  
MOBILE SIGNAL: Limited Coverage With Certain Providers  
HEATING: Electric Heating  
LISTED: No  
TENURE: Freehold



# Prospect Way, Lapford, Crediton, EX17

Approximate Area = 621 sq ft / 57.6 sq m  
 Garage = 113 sq ft / 10.4 sq m  
 Total = 734 sq ft / 68 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1176307

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>53</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
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.

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