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9 Barris View, Lapford, EX17 6PT

Price Guide £175,000

A MID TERRACE HOUSE situated on the outskirts of Lapford offering well laid out and spacious TWO BEDROOM accommodation with a Kitchen/Breakfast Room, a Sitting Room, a Conservatory, a downstairs Cloakroom and an upstairs Bathroom with good sized GARDENS and STORAGE SHEDS.

SITUATION (LAPFORD)

situated in the rural village of Lapford, which offers local village amenities including a shop/store, primary school, garage and a pub. Crediton, seven miles to the south-east, offers a wider range of facilities and amenities including a good range of shops and two supermarkets, banks, restaurants, tennis courts, Leisure Centre etc. The university city of Exeter, approximately 17 miles, offers the comprehensive range of shopping, educational and recreational amenities and facilities one would expect from Devon's major centre. Exeter also provides a fast Inter-city rail link to London and the Midlands, with a branch line connection from Lapford, an International airport and gives access to the M5 motorway.

DESCRIPTION

9 Barris View comprises a mid house ex local authority house situated on the outskirts of Lapford in a line of just five other similar properties allowing lovely rural views down the Yeo Valley. Internally the well laid out accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Kitchen/Breakfast Room, a Sitting Room, and a Conservatory, whilst on the first floor there are two Bedrooms and a Bathroom. Overall the property is in reasonable condition benefitting from electric night storage heating and a wood burner, although would now benefit from some modernisation including the replacement of the Kitchen and Bathroom suites and redecorating and recarpeting throughout. Outside and to the front of the house there is a good sized garden including useful Garden Sheds and Workshop, whilst at the rear of thehouse there is a further area of garden allowing lovely rural views down the valley creating a super feature.

ENTRANCE

From the shared path at the front of Barris View, a half glazed Front Door opens into the

ENTRANCE HALL

with coat hanging space on one side, door to the Cloakroom on the other and ceramic tiled floor continuing into the Kitchen

CLOAKROOM

with half tiled walls and matching white suite comprising a low level WC set below a window the front, and a built-in vanity unit with cupboard below. The Cloakroom is finished with a ceramic tiled floor.

KITCHEN

A good sized Kitchen Breakfast Room running the full width of the property and fitted with a range of units to two sides under a tiled work surface with tiled splash backs, including and incorporating a single drainer stainless steel sink unit with mixer tap set below a window to the front over looking the garden. At one end there is a built-in eye level double oven and an inset ceramic hob with extractor fan over, set between a range of matching wall units, whilst at the other end there is space and point for a fridge/freezer. In one corner a door opens into a useful walk-in under stairs storage cupboard. The Kitchen also benefits from a ceramic tiled floor and a door into the

SITTING ROOM

with fully glazed French doors overlooking and leading into the Conservatory and door to the Rear Hall. On one side the is a cast iron multi-fuel stove set on a brick and stone plinth with TV point to one side. The Sitting Room also benefits from a night storage heater and a laminate floor.

CONSERVATORY

of double glazed timber construction under a triple polycarbonate roof with fully glazed French Doors overlooking and leading out to the Rear Garden and allowing lovely rural views down the Yeo Valley. The Conservatory also benefits from an electric panel heater and a laminate floor covering.

REAR HALL

From the Sitting Room, a a fully glazed multi-pane door opens into the Rear Hall with half glazed Back Door leading out to the Rear Garden and stairs leading to the

FIRST FLOOR LANDING

with doors to all principal rooms and hatch to roof space.

BEDROOM 1

A good sized double bedroom with window to the rear allowing lovely rural views across the Yeo Valley and good natural light. On one side there is a built-in over-stair wardrobe fitted with hanging rail and storage shelving whilst on the opposite side there is a further pine tongue and groove built-in wardrobe also fitted with hanging rail and storage shelving. The room is finished with a night storage heater and laminate flooring.

BEDROOM 2

Another double bedroom with window to the front over looking the garden.

BATHROOM

with half tiled walls and matching white suite comprising a panel bath with brass effect mixer tap with telephone style shower attachment; a low level WC; and a built-in vanity unit with cupboard below. In one corner is the Airing Cupboard housing the factory lagged hot water cylinder with electric immersion heater and range of slatted shelving. The Bathroom is finished with a laminate floor and an obscure glazed window to the rear.

OUTSIDE

From the road, a shared concrete path leads down through Barris View to the front door and a large Front Garden which is mainly laid to lawn and benefits from an array of timber storage sheds and workshops. At the rear of the property and accessed from the Back Door out of the Rear Hall there is a more private Garden which is also mainly laid lawn and bordered by wooden panel fencing, adjoining open farmland and allowing lovely far reaching views down the Yeo Valley. On one side, timber steps lead up to some raised decking creating a lovely SUmmer seating area and allowing access into the Conservatory via the fully glazed French Doors.

SERVICES (RENTAL)

Mains electricity, mains water and mains drainage. Electric Night Storage Heating. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 17 Mbps Superfast Broadband (provided by BT) is 47 Mbps. Mobile Phone coverage by EE, 02 and Vodaphone. Council Tax Band A - Mid Devon Council 2025/26 - £1670.22

AGENTS NOTE

We understand the owners reported their neighbours to the council for playing loud music, however the council have since dealt with the matter and the problem has not re-occured.

VIEWING

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail enquiries@keenors.co.uk

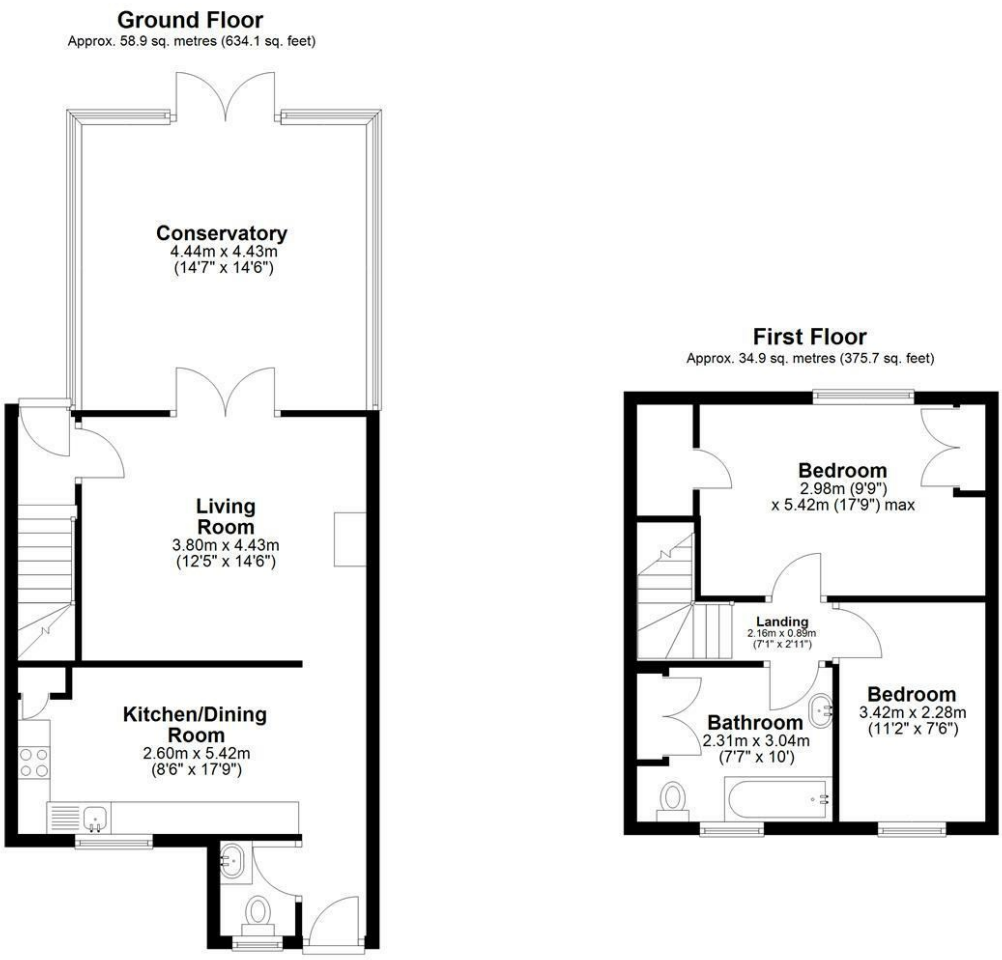
MONEY LAUNDERING REGULATIONS

Under the Sanctions and Anti-Money Laundering Act 2018, once a sale has been agreed, we are required to conduct I.D./AML and proof of funds checks on all purchasers before the property will be marked SSTC and a Memo of Sale issued. A fee of £25 + VAT per person applies for these checks to be carried out.

DISCLAIMER

Please be aware (1) Neither the Vendor/Landlord or their Agent will be held liable for any damage or injury which may occur during a visit to the property. Any interested parties viewing the property do so entirely at their own risk. (2) Our details are produced in good faith & all property information provided as accurately as possible with the vendors' approval prior to publishing, however they are a general guide and cannot be relied upon as factual statements. We encourage buyers to contact us with any queries about the property either prior to or after viewing. (3) All measurements, photos, and distances mentioned are approximate. (4) Any mention of appliances and/or services does not guarantee they are in full and efficient working order. (5) We are not legal professionals, we can usually provide a copy of the property title register and plan but we do not see property title deeds or other legal paperwork. Buyers should always seek advice from a qualified conveyancer about any legal issues and ownership responsibilities.

Floor Plan

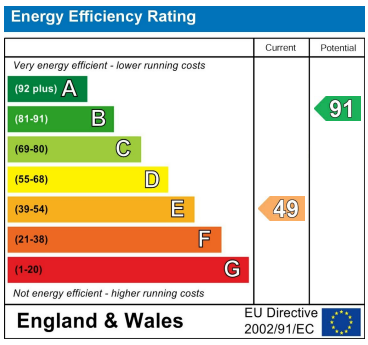


Total area: approx. 93.8 sq. metres (1009.8 sq. feet)

9 Barris View, Lapford, Crediton

Area Map

Energy Efficiency Graph



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