



**2 Hillside Terrace, Crediton, EX17 6FF**  
**Price Guide £220,000**

A modern MID TERRACE HOUSE situated in a popular village location offering exceptionally well presented THREE BEDROOM and TWO BATHROOM accommodation including a good sized Kitchen/Dining Room and a Sitting Room with DEDICATED OFF ROAD PARKING and GARDEN.

Offered with No-Ongoing Chain.

## SITUATION

2 Hillside Cottages is situated in the rural village of Lapford, a quiet Mid Devon village situated just off the A377 Exeter to Barnstaple main road offering local amenities including a shop/store, primary school, a church, garage, a good public house and a request stop train station with regular trains to both Exeter and Barnstaple. The small town of Chulmleigh, five miles to the north, offers excellent secondary schooling and a doctors surgery, whilst 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 a secondary school and a cottage hospital. The university city of Exeter, approximately 17 miles to the south east, 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. There are excellent recreational and sporting facilities in the area with a Leisure Centre at Crediton, near-by tennis courts and clubs, fishing in the rivers Taw and Torridge, further golf courses at Libbaton, High Bullen and Down St Mary, excellent walking and riding in all directions, and sailing and water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hour's drive.

## DESCRIPTION

2 Hillside Terrace is a modern mid terrace house built to a high standard in 2017, situated at the top of Lapford and being of modern cavity block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows throughout. Internally the accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Sitting Room, a Kitchen/Dining Room, a Rear Hall and a Cloakroom, whilst on the first floor there are three Bedrooms and a Bathroom. 2 Hillside Terrace was built with modern energy values in mind being well insulated and benefitting from an air source heat pump creating a warm and cosy efficient family home. The property is also tastefully decorated and benefits from modern Kitchen and Bathroom suites. Outside and to the rear of the property there is a manageable paved garden with steps leading to an off-road parking area with dedicated spaces for two cars.

## ENTRANCE

From the front a short paved path leads up to the heavy covered Front Door with inset glass light opening into the

## ENTRANCE HALL

with door to the Sitting Room, stairs leading straight to the First Floor Landing, smoke alarm, electric fuse boxes and coat hanging space.

## SITTING ROOM

A good sized family room with window to the front, TV point, door to the Kitchen and further door to the service cupboard housing the factory lagged hot water cylinder with electric immersion heater and controls for the under floor heating.

## KITCHEN/DINING ROOM

A good sized room fitted with a range of matching modern fitted units to two sides under a laminate work surface with tiled splashbacks including and incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap and space and plumbing for a washing machine and dishwasher below. On one side is a stainless steel single oven and grill with inset four ring hob and stainless steel extractor hood over, set between a range of matching wall cupboards. In the middle of the room there is a peninsular breakfast bar incorporating display shelving and seating space, whilst at the other end of the room there is a good sized Dining Area allowing enough space for a six seater dining room table with window to the rear overlooking the garden. The room is finished with inset ceiling down lighting, smoke alarm. In one corner a door opens to a

## REAR HALL

with space and point for a fridge freezer, and half obscure glazed Back Door leading out to the Rear Garden and further door to the

## CLOAKROOM

fitted with a matching white suite comprising a low level WC and a pedestal wash hand basin with tiled splashbacks and mirror over. The room is finished with an obscure glazed window to the rear and extractor fan.

## STAIRS AND LANDING

Returning to the Entrance Hall, stairs with wooden balustrade and hand rail lead straight to the First Floor Landing with doors off to all First Floor Rooms, hatch to roof space and door to built-in storage cupboard with shelving.

## BEDROOM 1

A good sized double bedroom with window to the rear allowing roof top views over Lapford to the Taw Valley, with radiator below. On one side a door opens into the

## EN-SUITE SHOWER ROOM

fitted with a matching white suite comprising a fully tiled shower cubicle housing a stainless steel mixer shower with glazed shower screen to one side;

built-in vanity unit with stainless steel taps, cupboard below and tiled splash backs; and low level WC. The ensuite is finished with a wall mounted mirror, shaver point, radiator, ceramic tiled floor, inset ceiling down lighters and extractor fan.

### **BEDROOM 2**

Another double bedroom with window to the front with radiator below.

### **BEDROOM 3**

A single bedroom with window to the

### **BATHROOM**

with half tiled walls and matching white suite comprising a panel bath with stainless steel mixer tap and hand held shower attachment over; a pedestal wash hand basin; and a low level WC. The Bathroom is finished with an obscure glazed window to the rear; radiator, inset ceiling down lighting and extractor fan.

### **OUTSIDE**

At the side of the house a shared drive leads to the off road parking area for the development and on which 2 Hillside Terrace has two dedicated parking spaces. From the drive a wooden pedestrian gate and paved steps lead down to the paved garden at the rear of the house which is bordered by wooden post and rail fencing. On one side is the air source heat pump and the obscure glazed Back Door opening into the Rear Hall. The garden has been designed with low maintenance in mind and is west facing so benefits from the evening sun and creates a lovely feature of the property.

### **SERVICES & COUNCIL TAX**

Mains electricity, mains water and private drainage. Air Source Heat Pump providing domestic hot water and servicing under floor heating and radiators. Satellite available via Sky.

Broadband speed is Basic 16 Mbps, Superfast 80 Mbps. Mobile Phone coverage by EE, 02 and Vodafone (info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band C - £2226.97 p.a. for 2025/26

### **VIEWING & DIRECTIONS**

Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

For sat nav purposes - please use the property address or postcode.

What3words - stowing.remover.fidelity

## Floor Plan



## Area Map



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