



## Coombe House, Lychgate Park, Copplestone, EX17 5JT

Guide Price £460,000

An exceptional, executive-style detached family home offering expansive living space in the sought-after Lychgate Park development in Copplestone.

**Winkworth**

Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

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





Offering an impressive 157 square metres (1,700 square feet) of accommodation, this property is ideal for families seeking space, comfort, and modern convenience in a well-connected village setting.

The house has been thoughtfully designed to provide flexible and functional living, with five generous bedrooms, two of which benefit from en-suite shower rooms. A separate study adds to the versatility of the home, making it perfect for those working from home or additional accommodation for growing families. The master suite is particularly impressive, featuring a stylish en-suite shower room and a walk-in wardrobe.

At the heart of the home lies a brand new contemporary kitchen, installed in 2023, which has been finished to a high standard. It includes integrated Bosch appliances—a twin oven, gas hob, extractor fan, and dishwasher—and offers ample cupboard and preparation space. This is complemented by a vast dual-aspect sitting and dining room, flooded with natural light from windows at both ends of the room. .

The ground floor also offers a welcoming entrance hall, a convenient cloakroom/WC, and access to the integral **double** garage, which is equipped with light, power, and an electric

door. The garage and adjacent driveway provide extensive parking, easily accommodating four to five vehicles.

Upstairs, in addition to the five bedrooms and en-suites, there is a well-appointed family bathroom complete with a bath and separate shower cubicle. The home is heated by mains gas central heating, served by a new boiler installed in 2023, and is fully double glazed with modern uPVC windows.

Outside, the property enjoys a generous and level south-facing garden that wraps around the rear and side of the property. Outside, the property provides a low maintenance space ideal for family life, and al fresco dining, with scope for further landscaping or even extending the home, subject to the necessary consents.

#### 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.



#### AT A GLANCE:

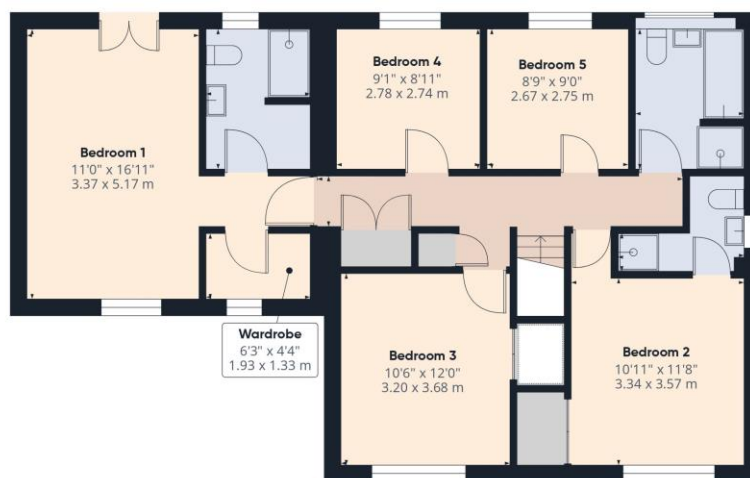
Substantial Detached House  
Five Bedrooms With Two En-Suites  
Gas Central Heating  
1,700 sqft Of Accommodation  
Presented In Fantastic Order  
New Kitchen & Boiler Installed In 2023  
Large Driveway & Double Garage  
Enclosed South Facing Rear Garden

#### PROPERTY INFORMATION:

COUNCIL TAX: Band E  
LOCAL AUTHORITY: Mid Devon  
SERVICES: Mains Electric & Water  
DRAINAGE: Mains Drainage  
BROADBAND: Part Fibre Broadband Available  
FTTC (Fibre to the Cabinet).  
MOBILE SIGNAL: Limited Coverage  
HEATING: Gas Central Heating  
LISTED: No  
TENURE: Freehold  
CONSERVATION AREA: No  
FLOOD RISK: Very Low



Ground



Floor 1

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |
|       |               | 74 C    | 83 B      |

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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