



Milton Cottage, Lychgate Park, Copplestone, EX17 5JT

Guide Price £280,000

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Milton Cottage, Lychgate Park

Copplestone

- Modern detached house on sought after development
- 3 bedrooms with ensuite
- Kitchen/dining room overlooking garden
- Recent updated kitchen and flooring
- Double glazing and mains gas central heating
- Village location, with school and shop
- Public transport both rail and bus
- Off-road parking and detached garage

Lychgate Park is a development of houses built in 2005 and is situated on the edge of Copplestone, adjoining fields but within easy reach of the village shop, school and both rail and bus stops. It's an active community and being only 4 miles from Crediton and about half an hour to Exeter, it's well positioned for access further afield.



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The house has been in the same ownership since new and has been recently rented out. Prior to this last tenancy, there was a redecoration, new flooring and a new kitchen which has been well looked after. The house is detached and as you would expect in a modern house, it is well insulated and has modern double glazing and mains gas central heating.

The layout gives a spacious living room and a kitchen/dining room which runs along the back, overlooking the secure rear garden – ideal for those with children or pets to open the patio doors and know they're safe. There is a useful WC on the ground floor in the entrance hall and on the first floor are the three bedrooms and family bathroom. Bedroom one has built in wardrobes and an ensuite shower room and there is additional storage on the landing, bedroom three and in the loft.

Outside there is a lawned front garden and off-road parking for two or three vehicles to the side. The garage is detached and a rear door links the garage to the garden. The rear garden is approx. 8.5m x 8.5m max and has a paved seating area, easy to maintain gravel bed and a grassed area to the rear of the garage. The garden is secured by timber fencing with access via the kitchen double doors or a gate adjacent to the garage.



Please see the floorplan for room sizes.

Current Council Tax: C (Mid Devon 2022/23 - £1911.15)

Utilities: Mains electric, water, telephone, gas and broadband

Fastest broadband speed within this postcode: Up to 66Mbps (You Switch)

Drainage: Mains drainage

Heating: Mains gas fired central heating

Listed: No

Tenure: Freehold

DIRECTIONS: From Crediton High Street, head west towards Copplestone. Go through Copplestone, bearing left at the end of the traffic lights and onto the A3072. As you turn off, the entrance to Lychgate Park will be on the right after approx. 100m. The property is second on the left.

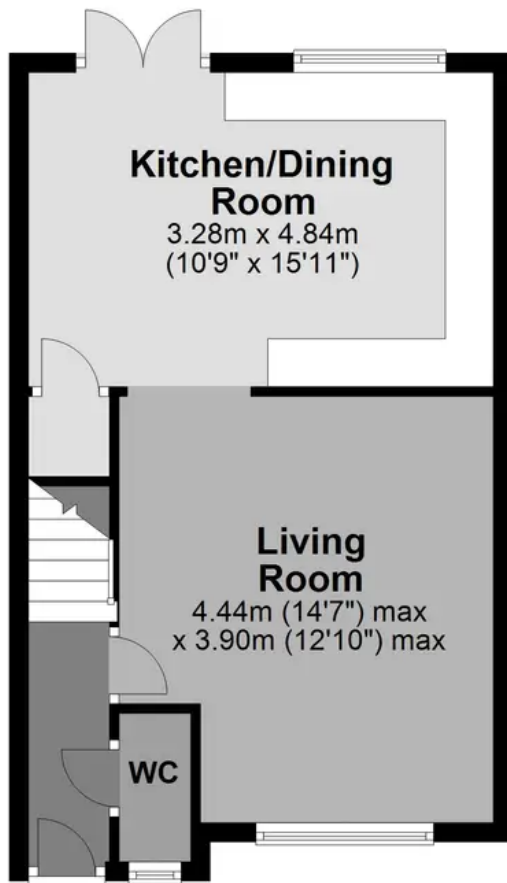
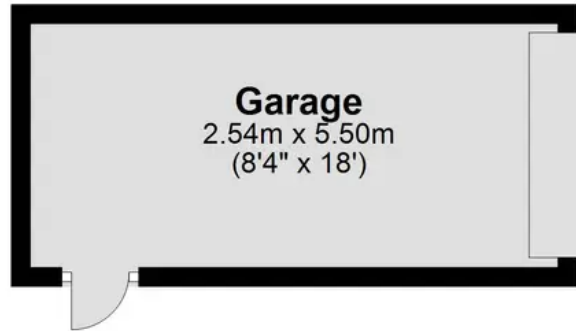
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COPPLESTONE is a 5-minute drive west of Crediton on the A377, a main route into the City of Exeter. A stone's throw to the southwest is Dartmoor National Park, renowned for its invigorating walks and sublime scenery. Previously a traditional farming hamlet, Copplestone has grown over the years, and now offers a fantastic selection of new-build, fully modern homes. This, coupled with its own primary school and locality to Queen Elizabeth's Community College in Crediton, makes it perfect for families moving to Devon. The village has a strong camaraderie between residents, with a local church holding many events. There is a 3m carved granite cross, found in the village centre of Saxon origin and steeped in mythology. There is also a shop/post office for convenience, and regular transport links (bus and train) towards Exeter, North Devon and Okehampton.



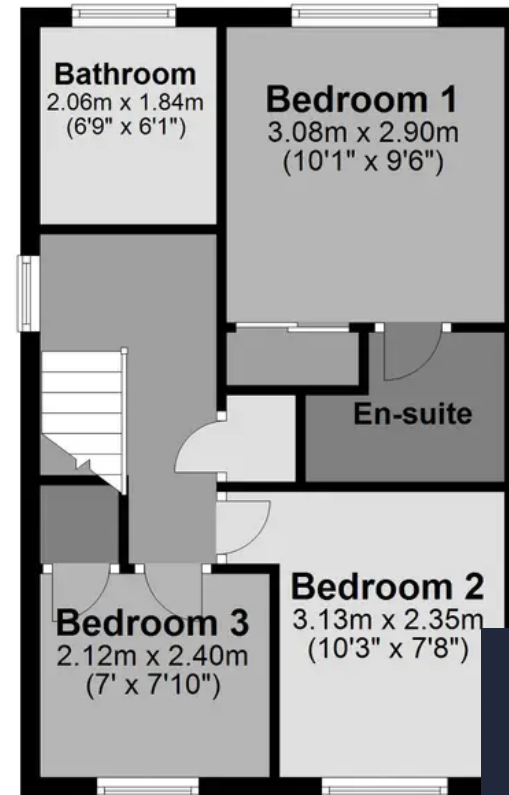
Ground Floor

Approx. 52.5 sq. metres (565.5 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



Total area: approx. 90.4 sq. metres (973.2 sq. feet)

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