



11 Lychgate Park, Crediton, EX17 5JT

Offers in excess of £255,000

Located on the charming Lychgate Park of Copplestone, Crediton, this semi-detached house offers a lounge, kitchen and ground floor w.c. To the first floor are three bedrooms, one with an ensuite, and a bathroom.

The property is located within the popular village of Copplestone, on the outskirts of Exeter. Copplestone has a frequent train line which is only a 5-minute walk from the home. You can get to Exeter's prestigious city centre within 30 minutes. Copplestone also benefits from having a popular village shop.

In summary, this semi-detached house in Lychgate Park is a wonderful opportunity for anyone looking to settle in a lovely part of Crediton. With its spacious layout, it is sure to appeal to a variety of buyers. Don't miss the chance to make this charming property your new home.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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