



8 Lychgate Park, Copplestone, EX17 5JT

Guide Price **£300,000**

8 Lychgate Park

Copplestone, Crediton

- Large semi-detached property
- Would benefit from improvement
- 4 double bedrooms
- Master bedroom with ensuite
- Spacious lounge with separate dining room
- Set on a small desirable estate
- Garage & parking for 4 vehicles
- Enclosed rear garden
- No onward chain!

Situated on a desirable and well-connected estate on the edge of the village, this substantial four-bedroom semi-detached home offers generous accommodation, excellent parking and plenty of potential for a buyer looking for a project. The property would benefit from a comprehensive programme of updating, but underneath this is a spacious home with a particularly useful layout.

The ground floor includes a generous lounge with a gas fire and solid wood surround, alongside a separate dining room which could equally work as a second sitting room or family space. The kitchen is currently in need of replacement or significant refurbishment, while a downstairs cloakroom adds practicality. Upstairs, the four bedrooms are notably generous, including a master with its own en-suite shower room, together with a family bathroom.





Outside, the property has an unusually large amount of parking to the front, with space for around 4 vehicles on a long side driveway providing access through to the garage. There is also side access into the garden and garage, making the outside space particularly practical. The rear garden is currently overgrown and will require clearance, with several tired outbuildings and a lean-to greenhouse that are likely to be removed or replaced.

The property has UPVC double glazing, gas central heating and mains drainage, while a wooden hot tub structure and hot tub are also included. There is some localized water ingress to the ceiling of the master bedroom, understood to relate to a suspected cracked roof tile, which will require investigation and repair. There are 12 solar panels which are currently out of use due to a suspected inverter replacement, buyers are asked to look into this with a qualified engineer.

Although this is a home that requires improvement, the underlying ingredients are good: a smart estate, strong transport links including rail and bus services, four double bedrooms, flexible reception space, generous parking and a garage. For a buyer prepared to take on the renovation, there is considerable scope to update the house and garden and create a much more contemporary family home.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2026/27 - £2635.03

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

Broadband within this postcode: Superfast 76Mbps



Drainage: Mains drainage

Heating: Mains gas central heating & Solar

Construction: Standard

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

DIRECTIONS: From Crediton take the A377 in a Westerly direction. Continue into Copplestone and at after the lights take a left turn towards Okehampton. Lychgate Park can be found along to the right and the property is straight ahead on the estate marked with a Helmores board.

For Sat Nav: EX17 5JT

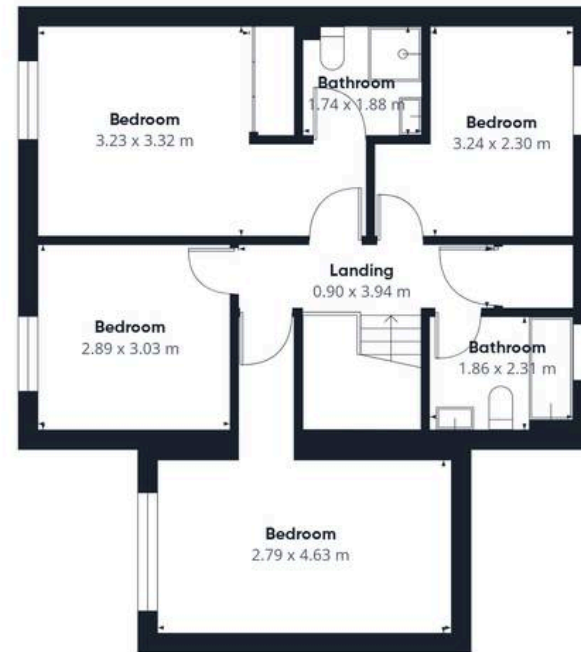
What3Words: ///strongly.preoccupied.surprised







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
125.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.