



Tower View, Coplestone, EX17 5NR

Guide Price £465,000

Tower View

Copplestone, Crediton

- Detached individual bungalow
- Village edge location
- 3 Double bedrooms
- Master bedroom with ensuite
- Open plan kitchen/dining room
- Large conservatory
- Stunning far reaching views
- Beautifully presented garden
- Parking & garage
- Level plot

A well-maintained individual three-bedroom bungalow set on the edge of Copplestone, offering generous living space, modern fittings and a large wraparound garden with open countryside views.

The open-plan kitchen and dining area is a lovely feature, with a south-facing outlook across the garden and views beyond. The kitchen is fitted with integrated appliances including two side-by-side AEG ovens, a five-ring propane gas hob, a Bosch warming drawer and integrated fridge. A separate utility room provides additional workspace and storage, along with space for further appliances and a fridge freezer. A door leads directly out to the rear patio.

The lounge is a bright and comfortable room with an inset mains gas fire, while the sunroom provides another relaxing space to enjoy the south-facing views over the garden.





There are three bedrooms, with two double bedrooms benefiting from fitted wardrobes. The principal bedroom includes high-quality fitted wardrobes, views across the garden and countryside, and its own ensuite wet room. The en suite features floor-to-ceiling tiling, an electric shower and underfloor heating.

The main bathroom includes both a bath and a separate large shower, providing a practical arrangement for everyday use.

Outside, the property is approached via a driveway with parking for around four to five vehicles, leading to a garage with manual up-and-over door.

The garden wraps around the bungalow and has been carefully maintained, with established flower and shrub borders along with an ornamental pond. A south facing patio with seating space and pergola gives a great outdoor dining option in a sheltered sunny spot. A large shed with power provides useful storage.



Overall, Tower View offers a rare combination of individual positioning, spacious accommodation and a well-established garden, with the benefit of modern facilities and far-reaching views from a comfortable village-edge setting.

Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon
2026/27 - £3220.59

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

Broadband within this postcode: Superfast 80Mbps

Drainage: Mains drainage

Heating: Mains gas central heating, gas fire and 10 solar panels which feeds back directly to the grid, fully owned

Construction: Standard

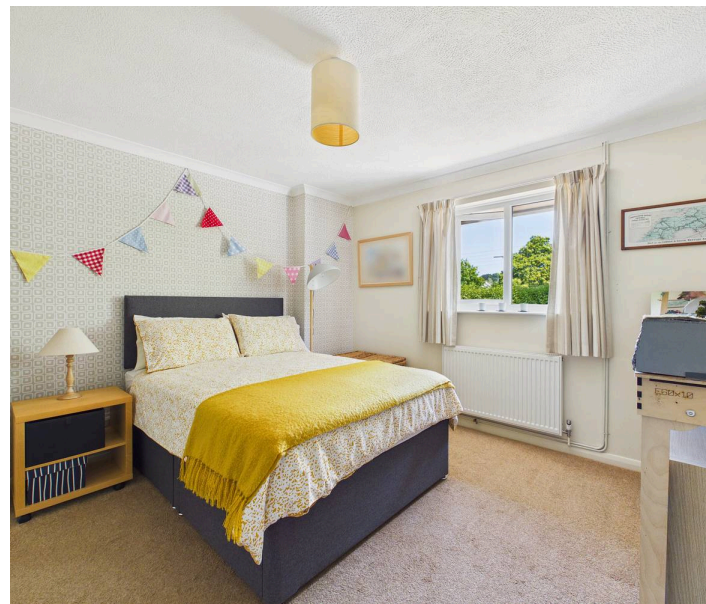
Listed: No

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.

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.





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.

COPPLESTONE is a popular choice with families who favour its OFSTED GOOD primary school and excellent transport services that make commuting East or West a breeze. It's also home to the award winning Copplestone Farm Shop as well as an everyday convenience store with Post Office. There's also a thriving community scene offering a range of activities and events. Originally a traditional farming hamlet, the village has grown over the years and now offers a wide range of homes at the centre of which stands the 3m carved granite cross of Saxon origin.

DIRECTIONS : From Crediton take the A377 in a Westerly direction. Go past the Dulings Meadow entrance and the entrance is the next on the left. Continue up around to the left to park.

For SatNav: EX17 5NR

What3Words: ///hikes.interlude.envelope





Approximate total area⁽¹⁾
169.7 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.

GIRAFFE 360





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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