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Copperkins, Kennford, Exeter, Devon, EX6 7TZ



SOUTHGATE
ESTATES

£500,000





Copperkins, Kennford

A well-presented four bedroom detached family home, situated in the sought-after village of Kennford, enjoying lovely countryside views to the rear. The property offers spacious and versatile accommodation ideally suited to modern family living, further benefitting from an enclosed rear garden, off-road parking and a garage with power and lighting.



The property occupies a pleasant position within Kennford, a popular village located on the outskirts of Exeter, offering a strong sense of community alongside convenient access to a range of local amenities. The village itself benefits from a well-regarded primary school, a pre-school and a community centre, along with a garage, a pub and nearby countryside walks. Excellent transport links provide straightforward access to Exeter, the A38 and the wider road network.



Accommodation The front door opens into a large and welcoming entrance hallway, providing access to the principal ground floor accommodation, along with stairs rising to the first floor incorporating storage below. The living room is a comfortable and well-proportioned reception space, offering ample room for seating, with a feature fireplace, and a dual aspect, with a window to the front aspect and French doors opening directly out to the garden at the rear. A study provides a versatile additional room, ideally suited for home working, a playroom or as a separate dining room if preferred, with a window facing out to the garden. The open-plan kitchen diner creates a spacious and sociable environment ideal for both everyday living and entertaining. There are a range of wall and base units with granite worktops, a tiled splashback and a 1.5 bowl sink and drainer with a mixer tap over. Appliances include an oven with an electric hob, a fridge freezer, and a dishwasher. A window to the rear benefits from an attractive outlook towards the rear garden and an additional window faces the front. Leading from the kitchen is a separate utility room, providing further practicality and additional space appliances with room for a washing machine and a tumble dryer. Doors lead out to the garden and to the garage. The ground floor accommodation is completed by a downstairs cloakroom fitted with a wash basin and WC, with a frosted window to the front aspect. On the first floor, there are four well-proportioned bedrooms, with the principal bedroom enjoying a stylish en suite shower room, while the remaining bedrooms are served by the main family bathroom, comprising a fitted suite including a P shaped bath, a WC and a wash basin set on a countertop with vanity storage below. A frosted window faces the front aspect.

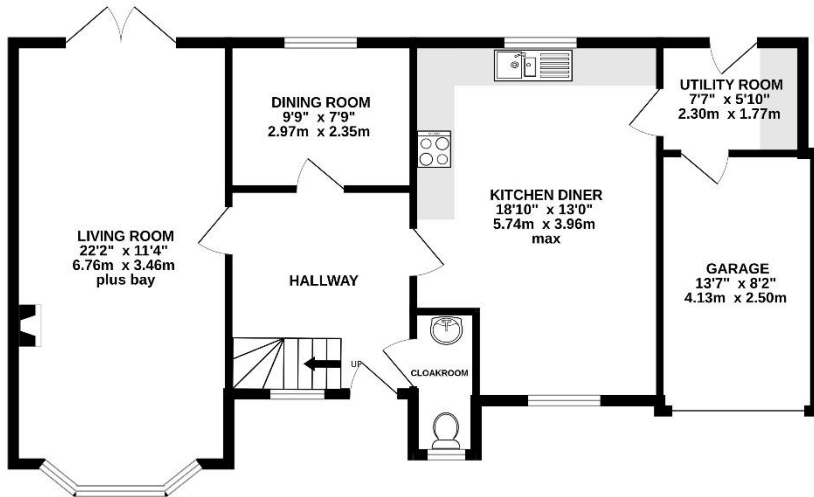
Outside To the rear of the property is an enclosed garden, providing an attractive outdoor space ideal for relaxing or entertaining, with a patio area leading out from the living room. The remainder of the garden is mostly laid to lawn with mature plants and shrubs to the border. There is also side access and a garden shed. The property additionally benefits from off-road parking and a garage fitted with power and lighting, offering useful storage or workshop potential.

Property Information Tenure: Freehold. Council tax band: E.

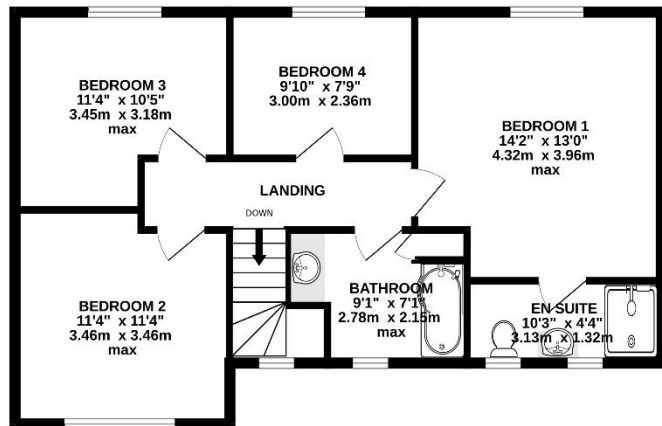
- *4 Bedrooms*
- *Detached House*
- *Attractive Outlook*
- *Enclosed Garden*
- *Garage & Parking*
- *Village Location*



GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1514 sq.ft. (140.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE
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