





# 24 Fernworthy Park, Copplestone, EX17 5LX

## Guide Price £215,000

A 2 bedroom home located in a popular residential area of Copplestone. Front and rear gardens, single garage, off street parking. In need of modernisation. No onward chain.

Winkworth

Winkworth.co.uk


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Situated within a popular residential area of Copplestone, conveniently located within easy reach of the local convenience store, primary school and transport links providing access to Crediton and Exeter beyond, this two-bedroom property offers an excellent opportunity for a variety of purchasers. Ideally suited to first-time buyers, investors or those looking to downsize, the property would benefit from a degree of modernisation, offering scope for improvement and the opportunity to create a home to suit individual tastes and requirements.

The accommodation comprises two bedrooms, a sitting room, kitchen/dining room and bathroom, providing practical and manageable living space.

Outside, the property benefits from a lawned front garden, with a driveway providing off-road parking and a single garage. To the rear is an enclosed garden, predominantly laid to lawn, offering a pleasant outdoor space with scope for further landscaping.

Offered to the market with no onward chain, this property represents an appealing opportunity to acquire a home in a convenient village location, with plenty of potential to add value.

DIRECTIONS: Using the What3Words App, search runs.stun.recruited.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.





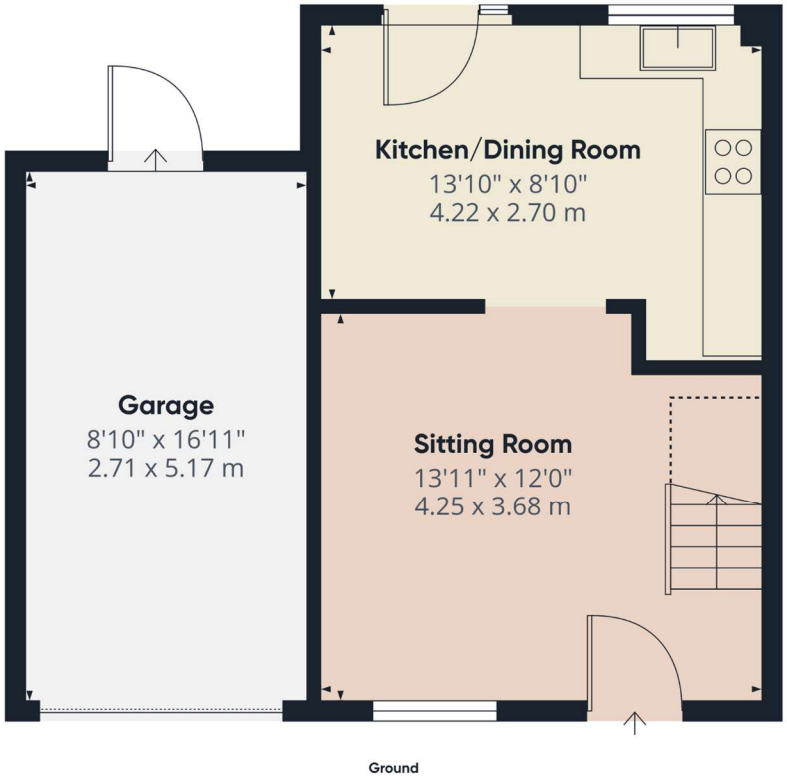


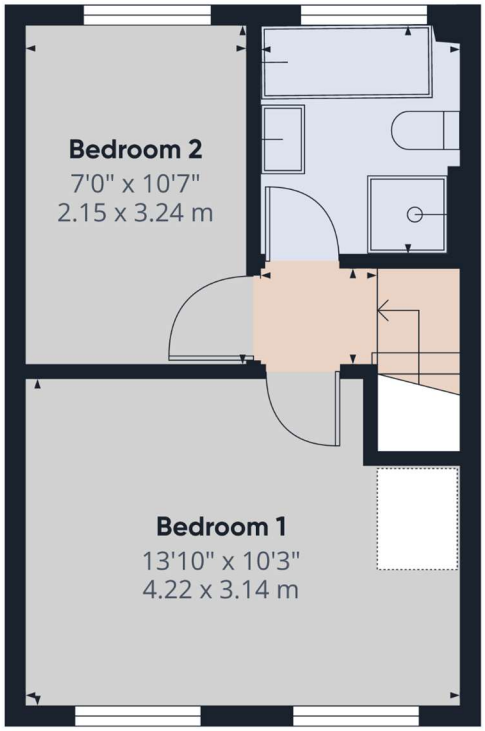
**SUMMARY**

- Located in a popular residential area
- 2 bedroom home
- Front and rear gardens
- Off street parking and single garage
- In need of modernisation
- No onward chain

**PROPERTY INFORMATION:**

COUNCIL TAX: Band B
LOCAL AUTHORITY: Mid Devon Council
SERVICES: Mains electricity, water and gas
DRAINAGE: Mains drainage
HEATING: Gas central heating
BROADBAND: Broadband available in the area
MOBILE SIGNAL: Good service
LISTED: No
TENURE: Freehold
CONSERVATION AREA: No
FLOOD RISK: Very Low







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**Approximate total area**(1)
703 ft²
65.3 m²

**Reduced headroom**
14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

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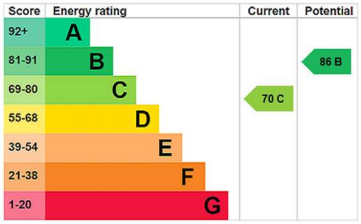


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