



12 Bassetts Close, Copplestone, EX17 5PH

Guide Price £250,000

A wonderful, detached family home located in a popular residential area of Copplestone. Bright and spacious accommodation with a south-west facing garden and off-street parking.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk
Tiverton: 01884 675 675
tiverton@winkworth.co.uk



Situated in a popular residential cul-de-sac in the charming village of Copplestone, this bright and inviting detached home offers an ideal opportunity for young families or those seeking to downsize to a well-managed property. The village benefits from excellent transport links to nearby Crediton town and Exeter city, making it both convenient and well-connected, along with a primary school and local convenience store nearby.

The ground floor features a generously proportioned kitchen/dining room, fitted with a range of matching base and wall units, and offering direct access to the rear garden, perfect for everyday family living and entertaining. The spacious sitting room enjoys a pleasant front aspect and the staircase leading to the first floor. A welcoming entrance hall and a convenient guest cloakroom complete the ground floor accommodation.

Upstairs, the property comprises 3 bedrooms along with a modern family bathroom, offering comfortable and versatile living space.

Externally, the property benefits from a private driveway to the front, providing off-road parking. The rear garden enjoys a desirable south-west facing aspect and has been

designed for low maintenance, creating an ideal setting for al fresco dining and outdoor relaxation. The garage has been partially arranged to include a useful storage space and a utility room.

DIRECTIONS - What3Words - [florists.perfect.goes](https://www.what3words.com/)

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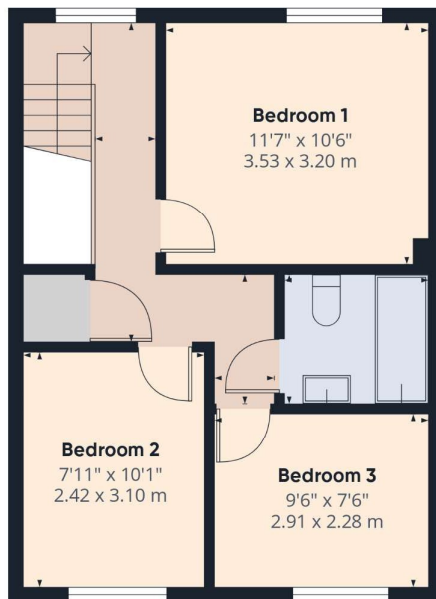


SUMMARY

- Popular residential area of Copplestone
- Detached family home
- Bright and spacious accommodation
- 3 bedrooms
- South-west facing garden
- Off street parking
- Garage store with utility room

PROPERTY INFORMATION:

COUNCIL TAX: Band D
 LOCAL AUTHORITY: Mid Devon
 SERVICES: Mains Electric & Water
 DRAINAGE: Mains Drainage
 BROADBAND: Yes
 MOBILE SIGNAL: Good coverage
 HEATING: Gas Central Heating
 LISTED: No
 TENURE: Freehold
 CONSERVATION AREA: No
 FLOOD RISK: Low



Floor 1

Approximate total area⁽¹⁾
975 ft²
90.7 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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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