





9 Station Road, Copplestone, Crediton, EX17 5HN

Guide Price £250,000

A 3 storey home located in a popular village just a short walk from Copplestone train station. The property offers 4 bedrooms, sitting room, kitchen, family bathroom, shower room and guest cloakroom. Enclosed rear garden, off street parking.

Winkworth

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Situated in the popular village of Copplestone, within a short walk of the local railway station, is this spacious three-storey, mid-terrace modern townhouse. The property offers well-proportioned and versatile accommodation, arranged over three floors, and presents an excellent opportunity for buyers looking to update and personalise a home to their own taste.

Having previously served as a popular buy-to-let investment, the property would equally appeal to families seeking generous accommodation at a more affordable price point. The accommodation comprises four bedrooms, a good-sized sitting/dining room, kitchen, family bathroom, separate shower room and a ground floor guest cloakroom.

To the rear is an enclosed garden, laid with artificial lawn and enclosed by timber perimeter fencing, providing a manageable outdoor space. The property also benefits from an allocated parking space situated next to the neighbouring coach house.

Copplestone offers a range of local amenities, with the railway station providing convenient connections along the Tarka Line to both Exeter and Barnstaple, making the village particularly appealing to commuters.

Offered for sale with no onward chain.

TENURE: Leasehold. 999 years from January 2005.

DIRECTIONS: Using the What3Words App, search tanked.nest.neckline

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.





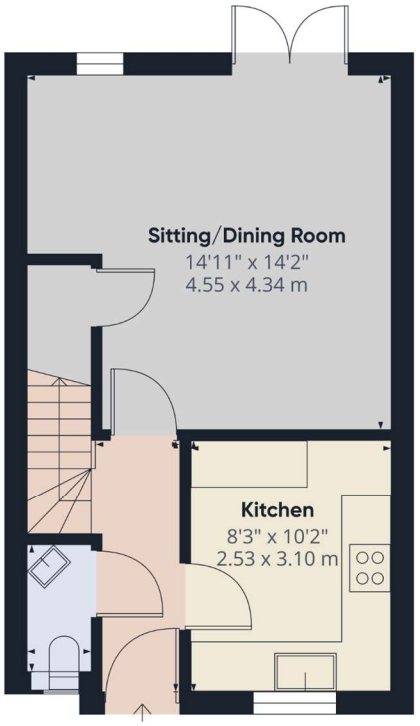


SUMMARY

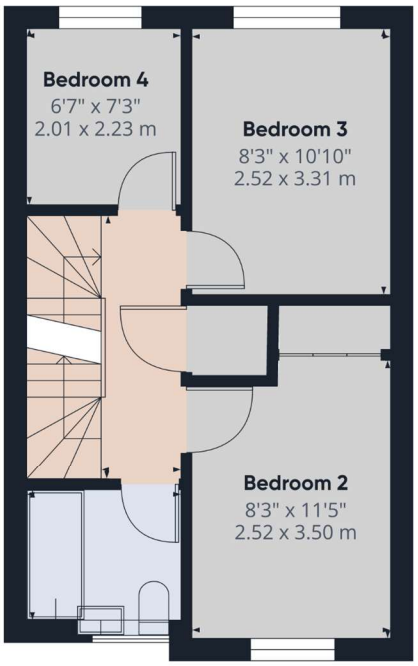
- Located in a popular village, close to the local railway station
- 3 storey modern town house
- 4 bedrooms, family bathroom and shower room
- Bright and spacious layout, in need of updating
- Enclosed rear garden
- Parking space
- Leasehold: 999 years from January 2005
- No onward chain

PROPERTY INFORMATION:

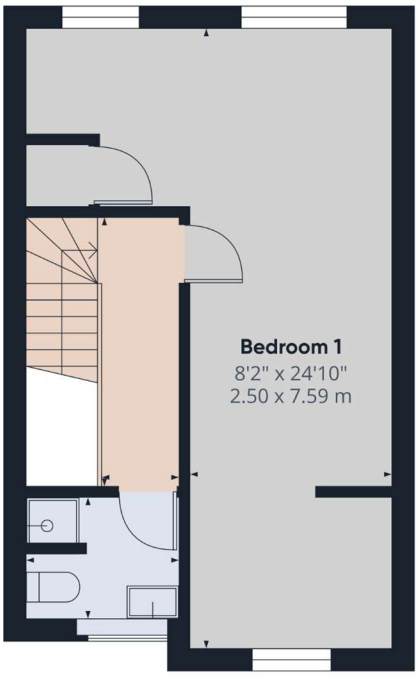
COUNCIL TAX: Band D
LOCAL AUTHORITY: Mid Devon Council
SERVICES: Mains electricity, water and gas
DRAINAGE: Mains drainage
HEATING: Gas central heating
BROADBAND: Broadband available
MOBILE SIGNAL: Good service
LISTED: No
TENURE: Leasehold
CONSERVATION AREA: No
FLOOD RISK: Very Low



Ground Building 1



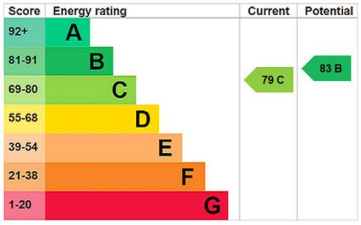
Floor 1 Building 1



Floor 2 Building 1



Ground Building 2



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