



## 26 Fernworthy Gardens, Copplestone, EX17 5LY

Guide Price £295,000

A newly renovated 3 bedroom bungalow located in a popular residential area, with front and rear gardens, drive and garage. Bright and spacious accommodation. No onward chain.

**Winkworth**

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Located in the popular village of Coplestone, enjoying excellent bus and rail links to Crediton and Exeter, this delightful link-detached bungalow occupies a peaceful position at the end of a quiet cul-de-sac. The property benefits from attractive views across the village and distant hillside.

Having recently undergone a comprehensive renovation, the home now offers bright, spacious and beautifully presented accommodation throughout, creating a modern and welcoming living environment. The accommodation comprises three bedrooms, a comfortable sitting room, a contemporary kitchen/dining room, a family bathroom and a separate WC.

Further benefits include an attached garage and a sweeping driveway providing ample off-street parking. To the front, a generous lawned garden enhances the property's kerb appeal, with a side access gate leading to the rear. The rear garden is predominantly laid to lawn, backing onto local farmland.

Offered to the market with no onward chain, this is a wonderful opportunity to acquire a stylish, move-in-ready home in a well-connected village setting.

The vendor has advised that an incident previously occurred at the property. The matter has since been fully addressed, and the home has undergone comprehensive renovations throughout. Prospective buyers are respectfully requested to contact the Agent for further information prior to arranging a viewing.

**DIRECTIONS:** Using the What3Words App, search [scorecard.dialect.amicably](https://www.what3words.com/)

#### 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

- End of a quiet cul-de-sac location
- Newly renovated throughout
- 3 Bedrooms
- Front and rear gardens
- Drive with garage
- Walking distance to shop, school and transport links
- No onward chain

### PROPERTY INFORMATION:

COUNCIL TAX: Band D

LOCAL AUTHORITY: Mid Devon

SERVICES: Mains Electricity, Gas and Water

DRAINAGE: Mains Drainage

BROADBAND: Broadband Available

MOBILE SIGNAL: Good Coverage

HEATING: Gas Central Heating

LISTED: No

TENURE: Freehold

CONSERVATION AREA: No

FLOOD RISK: Very Low



Approximate total area<sup>(1)</sup>  
914 ft<sup>2</sup>  
84.9 m<sup>2</sup>

(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
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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