



38 Fernworthy Park, Coplestone, EX17 5LX

Guide Price £285,000

A well-presented, 3 bedroom link-detached family home located in a popular residential area of Coplestone. Off street parking for one car, leading to an attached single garage. Rear garden, predominantly laid to lawn with a bordering stream.

**Winkworth**

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A well-presented, link-detached family home situated in the sought-after village of Coplestone, ideally positioned within easy walking distance of the village shop, local primary school, train station and convenient bus links.

The well-proportioned accommodation offers three bedrooms, a comfortable sitting room, and a spacious kitchen/dining room ideal for modern family living, which includes a utility area, and views over the rear garden and tree line beyond. In addition, there is a family bathroom, guest cloakroom and a practical boot room providing additional storage and an important area to leave outdoor clothing.

To the front, the property enjoys a compact garden area finished with decorative chippings and side access to the rear garden, with off-street parking leading to an integral garage. The rear garden is predominantly laid to lawn, with a gravelled patio area and access to additional storage beneath the property. A charming lower wildlife garden descends to a stream.

**DIRECTIONS:** Using the What3Words App, search [warrior.workbench.homes](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

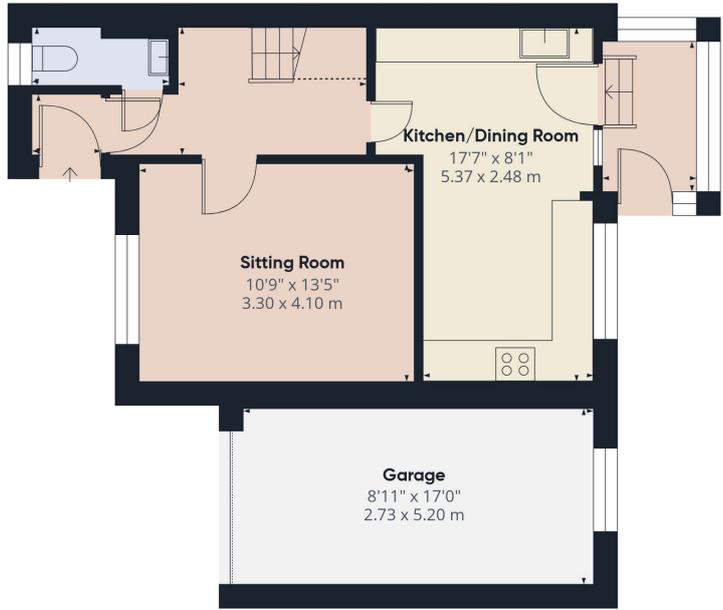


**SUMMARY**

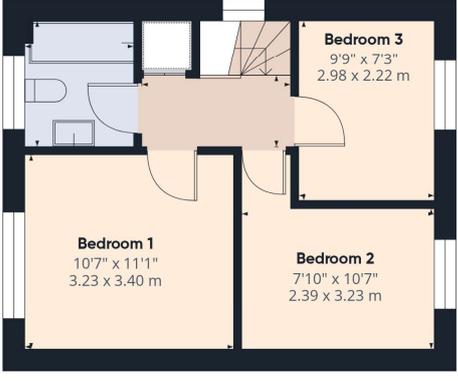
- Popular residential area
- A well-presented link-detached family home
- 3 bedrooms
- Generous rear garden with a bordering stream
- Off street parking and single garage
- Walking distance to shop, school and transport links

**PROPERTY INFORMATION:**

COUNCIL TAX: Band C  
 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



Ground



Floor 1



**Approximate total area<sup>(1)</sup>**  
 945 ft<sup>2</sup>  
 87.9 m<sup>2</sup>

**Reduced headroom**  
 13 ft<sup>2</sup>  
 1.2 m<sup>2</sup>

(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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	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.