



15 Dulings Meadow, Copplestone, EX17 5PE

Guide Price £425,000

We are delighted to bring to market this beautifully presented four bedroom detached family home, situated in a quiet cul-de-sac in the sought after village of Copplestone with double garage and ample parking.

Winkworth

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Occupying a large plot on this popular modern village development, is this fantastic four bedroom detached family home.

On the first floor there are four double bedrooms, two benefiting from en suite shower rooms, and a family bathroom.

Dulings Meadow is a substantial detached residence making up part of an extremely popular development towards the edge of Coplestone. The property offers great space for any potential buyers with generously proportioned living accommodation, including four bedrooms, three reception rooms and three bathrooms.

Outside, to the front of the property, you benefit from ample parking and double garage. To the rear is a beautifully landscaped private garden which is laid to lawn with bordered shrubs, mature trees and raised timber decking leading from the ground floor accommodation.

Internally, the accommodation briefly comprises a light staircase entrance hall with downstairs cloakroom, spacious reception room with patio doors opening onto the raised timber decking area and rear garden, dining room, study / home office, a large well equipped kitchen/breakfast room and separate utility room.

NOTE: A maintenance charge of approx. £265, set annually is payable for upkeep of communal grounds in Dulings Meadow, including the play park area.

DIRECTIONS Upon entering Coplestone from Crediton, take the right hand turning into Dulings Meadow. The property is set back from the road on the left hand side after the first bend and is approached via a paved driveway.



AT A GLANCE:

Beautifully Presented Family Home
Four Bedrooms
Three Reception Rooms
Gas Central Heating
Presented In Excellent Order Throughout
Fully Enclosed Garden
Raised Timber Decked Area
Ample Parking & Double Garage
Popular Village Edge Location
Close To Amenities

PROPERTY INFORMATION:

Freehold
Council Tax Band: E
Mains Electric, Gas, Water and Drainage.

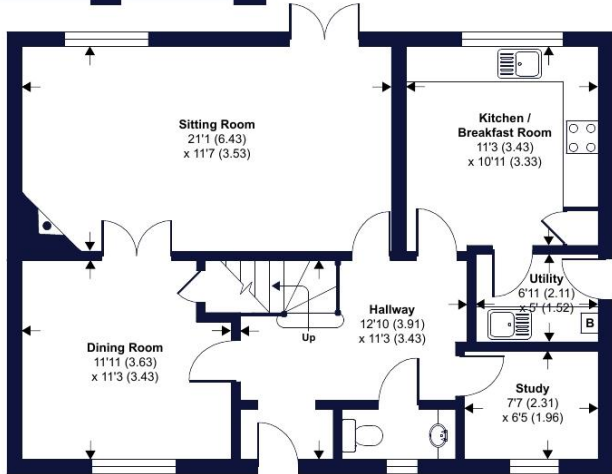
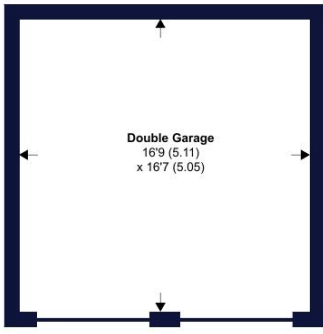
Dulings Meadow, Coppleshone, Crediton, EX17

Approximate Area = 1550 sq ft / 144 sq m

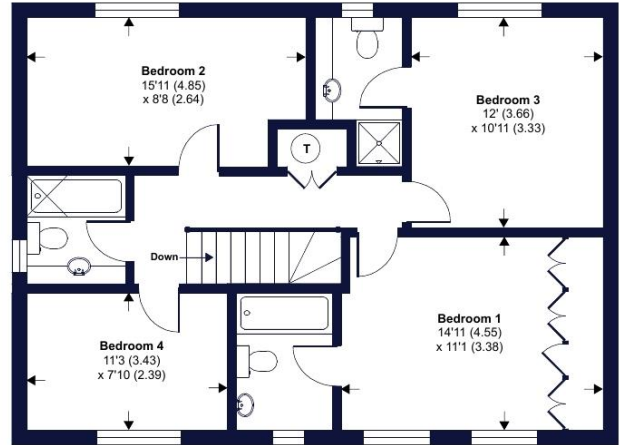
Garage = 277 sq ft / 25.7 sq m

Total = 1827 sq ft / 169.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 987312

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)	79	87
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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