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2 Mill Avenue, Copplestone, EX17 5HS

Guide Price £199,500

Offered with no onward chain is this very well presented two bedroom coach house situated in a sought after and quiet village edge location, close to transport links and amenities.

**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





This semi-detached freehold coach house is situated within a sought after cul-de-sac, in the popular village of Copplestone and within walking distance of the train station, shop, primary school and transport links.

Internally, the accommodation is well-presented and includes two double bedrooms, modern fitted kitchen with base and wall units providing ample cupboard and drawer space, light and spacious living room and white suite bathroom comprising panelled bath with shower over, low level WC and pedestal wash basin. The property has mains gas central heating and uPVC double glazing throughout.

There are four garages underneath, one owned by the property and the other three leased to other properties under a 999 year lease from 1st January 2005.

Transport links are fantastic, with the train station located just moments down the road from the property which provides easy and direct access to Exeter and Barnstaple on the Tarka Line.

The property is accessed via the main front door with stairs leading to the first floor accommodation.

**DIRECTIONS** From Crediton head West on the A377 for 4 miles. Continue through Copplestone village centre bearing right at the traffic lights to stay on the A377. As you leave the one way system turn right into Bishops Drive and follow this road down turning left opposite the train station. The property can be found at the top of this road on the right hand side.

**PLEASE NOTE:**

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



#### AT A GLANCE:

Attractive Coach House  
 Two Bedrooms  
 Gas Central Heating  
 Presented In Good Order Throughout  
 Modern Fitted Kitchen & Bathroom  
 Carport  
 Sought After Village Location  
 Excellent Transport Links  
 No Onward Chain

#### PROPERTY INFORMATION:

COUNCIL TAX: Band B

SERVICES: Mains Electric, Water & Drainage. BROADBAND: Ultra-Fast Broadband Available FTTP (Fibre to the Premise). Checked on Openreach April 24.

MOBILE SIGNAL: Coverage May Be Limited With Certain Providers

HEATING: Mains Gas Central Heating

LISTED: No

TENURE: Freehold.

There are four garages underneath, one owned by the property and the other three are leased to other properties in the area under a 999 year lease from 1st January 2005.

LOCAL AUTHORITY: Mid Devon District Council

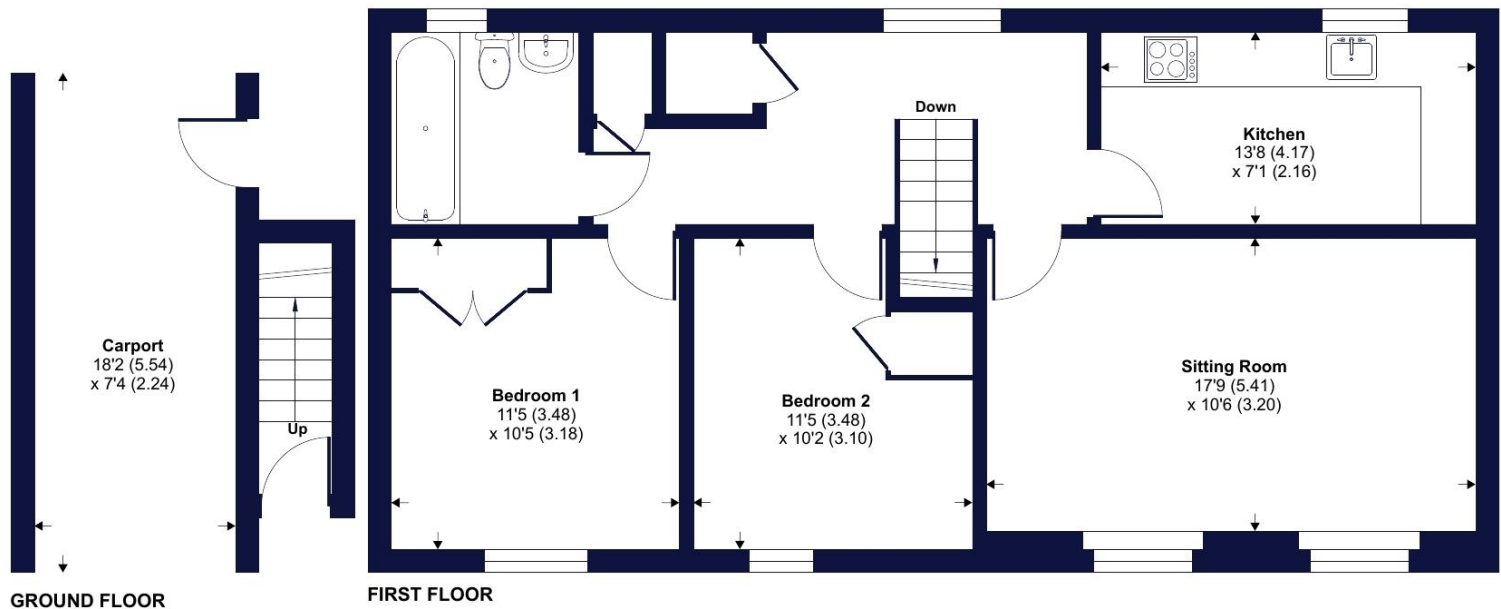
EPC: C/77



# Mill Avenue, Copplestone, Crediton, EX17

Approximate Area = 768 sq ft / 71.3 sq m (excludes carport)

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Winkworth. REF: 1073686

Winkworth

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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