



8 Bevin Square, Copplestone, EX17 5EJ

Guide Price £300,000

Built in 2020, this modern family home sits within Bevin Gardens, a small development on the edge of Copplestone. The village offers a friendly community atmosphere along with excellent rail and bus connections, all within easy walking distance.

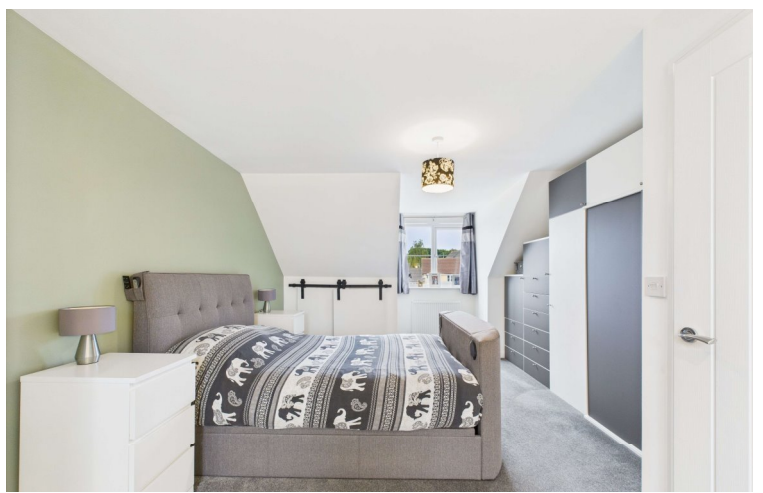
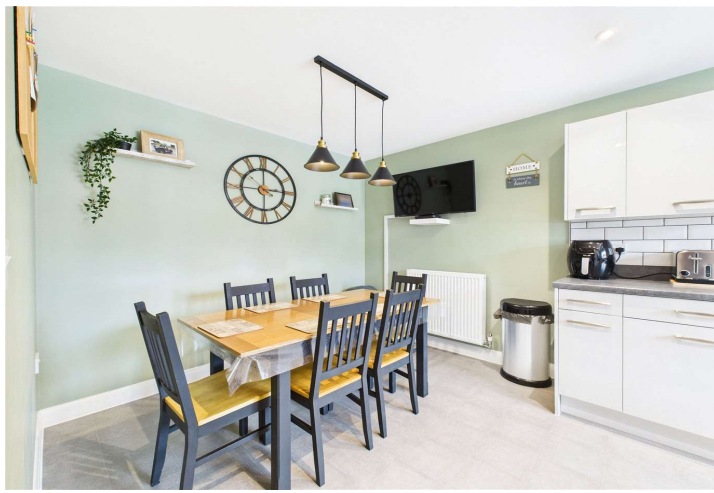
Winkworth

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The house has been well cared for and improved by its current owners. At the front, the kitchen and dining area is fitted with sleek grey gloss units, integrated fridge/freezer, double eye-level oven, gas hob, and space for a dishwasher. There's plenty of room for a family table, making it a sociable space for friends and family. Off the hallway you'll find a cloakroom and a useful utility cupboard that houses the washing machine and provides extra storage.

The living room sits at the rear and is bright and welcoming, featuring a bespoke built-in media wall with storage and lighting. French doors lead directly to a covered patio, creating a great space for relaxing or entertaining.

Upstairs, the first floor offers two double bedrooms and a good-sized single bedroom, along with a family bathroom that has a shower over the bath. The top floor is given over to the master suite, which includes a generous bedroom area, a dressing space currently used as a home office, and a recently updated en-suite shower room.

Outside, there are two private parking spaces at the front, additional on-street parking, and a free car park close by. The rear garden has been landscaped for low maintenance, with quality artificial grass, a storage shed, and a smart covered

patio area that links perfectly with the living room. A rear gate opens to a private pathway owned by the property.

This is a comfortable, modern home in a well-connected village setting, ready to move into and enjoy.

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AT A GLANCE:

Semi-Detached Family Home

Four Bedrooms

Large Living Spaces

Gas Central Heating

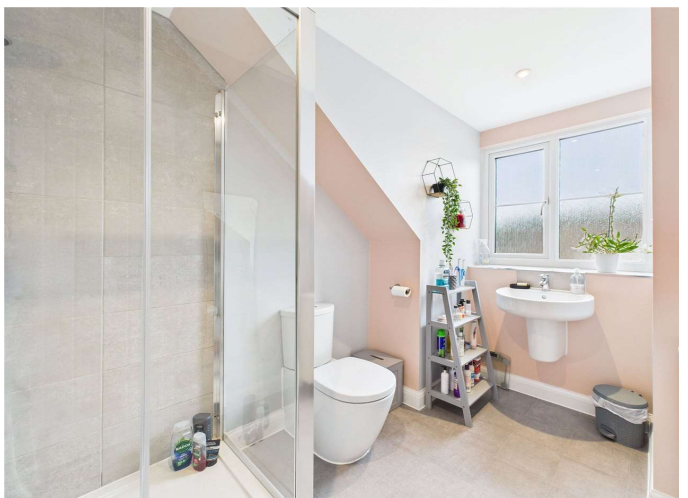
Modern Accommodation

Fully Enclosed Rear Garden With Covered Seating Area

Two Private Parking Spaces

Excellent Transport Links

Village edge Location



PROPERTY INFORMATION:

COUNCIL TAX: Band C

LOCAL AUTHORITY: Mid Devon

SERVICES: Mains Electric & Water

DRAINAGE: Mains Drainage

BROADBAND: Superfast Broadband Available

MOBILE SIGNAL: Good Coverage With Certain Providers

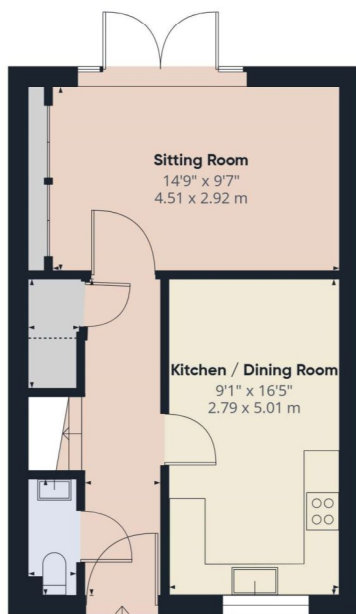
HEATING: Gas Central Heating

LISTED: No

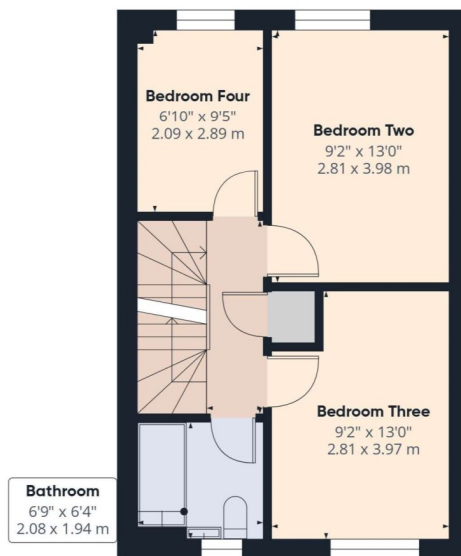
TENURE: Freehold

CONSERVATION AREA: No

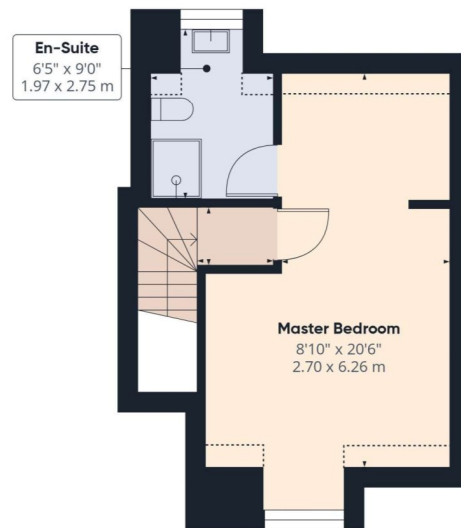
FLOOD RISK: Very Low



Ground



Floor 1



Floor 2

Score	Energy rating	Current	Potential
92+	A		112 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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