



35 Sunnymead, Copplestone, EX17 5NQ

Guide Price £210,000

Located in the popular and well-connected village of Copplestone, this three-bedroom semi-detached property presents a great opportunity for buyers looking to add their own stamp to a property.

Winkworth

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Although the property requires modernisation throughout, it offers generous accommodation, a good-sized garden, and excellent scope for improvement.

The ground floor features an entrance hall leading to a light and spacious living room, with a separate kitchen area overlooking the rear garden as well as a sunroom and downstairs WC. Upstairs, there are three bedrooms—two of which are well-proportioned doubles—along with a bathroom. With some updating and care, the home could easily be transformed into a comfortable and attractive family home.

Outside, the property benefits from an enclosed rear garden with patio area. There is also an outside store providing useful storage, as well as parking to the front of the property.

Situated within easy reach of local amenities, including a village shop, primary school, and train station offering links to Exeter and Barnstaple, 35 Sunnymead enjoys a convenient yet peaceful setting. The property is offered with no onward chain, making it an ideal purchase for first-time buyers, investors, or those seeking a renovation project in a desirable Mid Devon location.

PLEASE NOTE: We have been advised by the instructing company that the property will remain on the market until contracts have been exchanged. As our instructions are not from someone who has lived in the property, the information available to us may be limited.

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 Landmark to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.

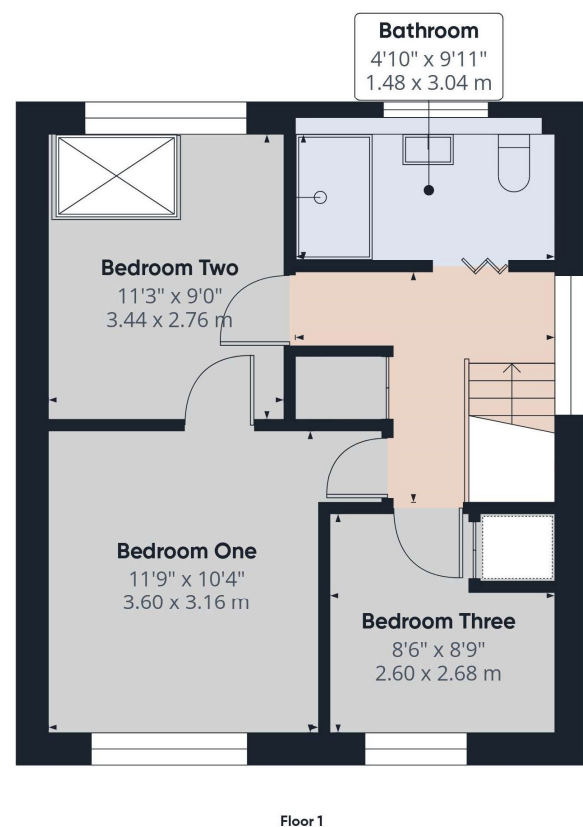
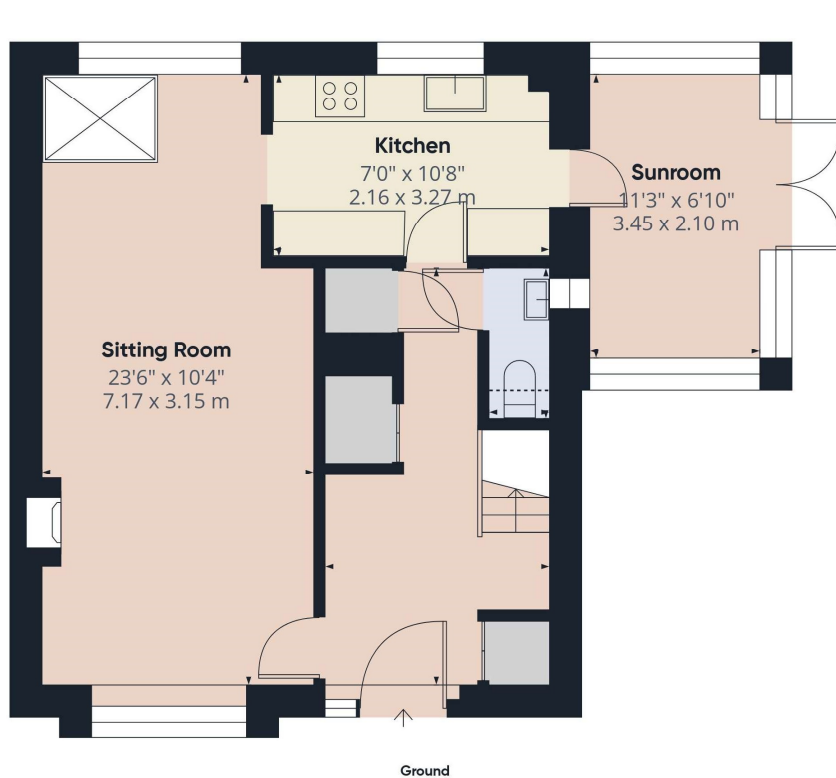


AT A GLANCE:

Semi-Detached House
 Three Bedrooms
 Electric Heating
 In Need of Modernisation
 Enclosed Rear Garden With Store
 Parking
 Popular Village Location
 No Onward Chain

PROPERTY INFORMATION:

COUNCIL TAX: Band B
 LOCAL AUTHORITY: Mid Devon
 SERVICES: Mains Electric & Water
 DRAINAGE: Mains Drainage
 BROADBAND: Part Fibre Broadband Available
 FTTC (Fibre to the Cabinet). Checked on Openreach.
 MOBILE SIGNAL: Coverage With Certain Providers
 HEATING: Electric Heating
 LISTED: No
 TENURE: Freehold
 CONSERVATION AREA: No
 FLOOD RISK: Very Low



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	45 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.

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