



## 37 Fernworthy Park, Copplestone, EX17 5LX

Guide Price £315,000

A beautifully extended link-detached home situated at the far end of a quiet no-through road, backing onto open fields. This spacious and adaptable property is ideal for families, offering up to four bedrooms, a stunning garden, and off-road parking.

**Winkworth**

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Positioned at the edge of Copplestone in a peaceful development, near the quiet end of a cul-de-sac, this home provides easy access to countryside views and local amenities. The former garage has been professionally converted to provide an additional fourth bedroom or playroom, along with a utility that overlooks the garden. These rooms can be combined to create a larger space if desired. The property benefits from modern comforts, including double glazing, mains gas central heating, and solar PV panels for energy efficiency and reduced running costs.

The generous open-plan living and dining area offers ample space for relaxation and entertaining, with direct access to the garden. The fitted kitchen is well-appointed, complemented by a convenient ground floor WC and entrance porch. Upstairs, a bright landing leads to three well-proportioned bedrooms and a family bathroom, complete with a shower over the bath.

Outside, the property features a lawned front garden and a thoughtfully designed rear garden with a decked seating area. A private driveway with parking for 2–3 cars adding convenience to this already desirable home.

This fantastic home truly offers everything a modern family could need – a superb location, flexible living spaces, and stunning outdoor areas.

**DIRECTIONS:** Using the What3Words App, search [jiffy.swooning.lawns](https://www.what3words.com/)

#### 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 £25 is levied for each verification undertaken.



## SUMMARY

- Link-Detached Family Home
- Three/Four Bedrooms
- Gas Central Heating
- New boiler installed in 2023 (10 year warranty)
- Flexible Accommodation
- Light & Modern Throughout
- Solar Panels Owned Outright
- Large Enclosed Garden With Decked Terrace
- Backing Onto Open Fields
- Off Road Parking for 2-3 cars
- Sought After Village Location

COUNCIL TAX: Band C

LOCAL AUTHORITY: Mid Devon

SERVICES: Mains Electric & Water

DRAINAGE: Mains Drainage

BROADBAND: Part-Fibre Broadband Available

FTTC (Fibre to the Cabinet).

MOBILE SIGNAL: Coverage With Certain Providers

HEATING: Gas Central Heating

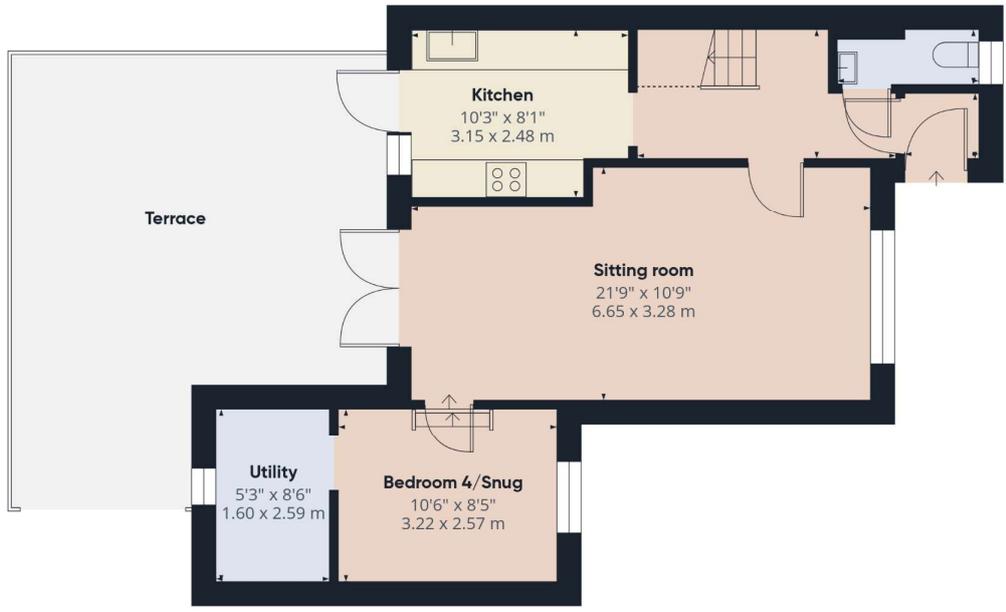
LISTED: No

TENURE: Freehold

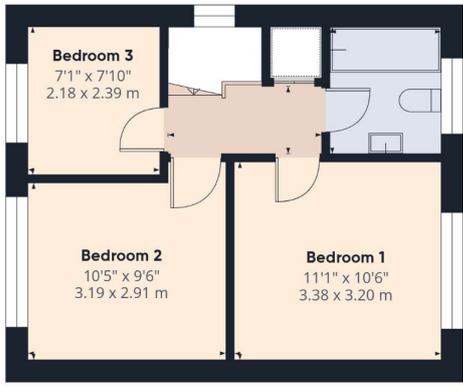
CONSTRUCTION: Standard

CONSERVATION AREA: No

FLOOD RISK: Low



Ground



Floor 1

**Approximate total area<sup>(1)</sup>**  
 896 ft<sup>2</sup>  
 83.3 m<sup>2</sup>

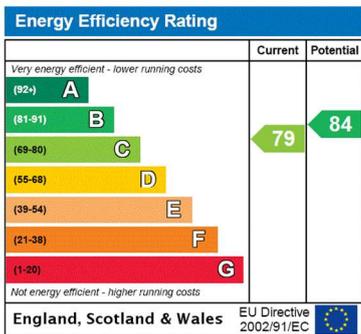
**Reduced headroom**  
 13 ft<sup>2</sup>  
 1.2 m<sup>2</sup>

(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.

GIRAFFE 360



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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