



9 Wright Drive, Copplestone, EX17 5LT

Guide Price £130,000

Offered with no onward chain is this one bedroom semi-detached house situated in a tucked away location within the sought after village of Copplestone.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

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Tiverton: 01884 675 675
tiverton@winkworth.co.uk



This one bedroom house is located in a popular residential development close to amenities in this accessible and sought after village. The ground floor accommodation comprises an entrance porch, living room with window overlooking the garden, and kitchen. On the first floor, is the bedroom and bathroom along with a large storage/airing cupboard.

Outside, there is a fully enclosed garden with timber shed and to the front of the property, there are two allocated parking spaces.

9 Wright Drive has been rented to the same tenant for nearly 20 years and would make an ideal investment opportunity or first home for those looking to get onto the property ladder.

ACCOMMODATION

Please see the floor plan for full details of the layout and dimensions of the accommodation.

DIRECTIONS

From Crediton proceed in a westerly direction on the A377 to Copplestone. On entering the village take the right hand turn next to the war memorial and then take the next left

into Sunnymead, take the second left into Wrights Drive. No 11 can be found on the left.

COUNCIL TAX: Band A

SERVICES: Mains Electric, Water & Drainage. BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach April 24.

MOBILE SIGNAL: You Are Likely To Have Good Coverage

HEATING: Electric Heating

LISTED: No

TENURE: Freehold

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:

Semi-Detached House

One Bedroom

Electric Heating

In Need Of Some Modernisation

Ideal Investment or First Home

Enclosed Rear Garden

Two Allocated Parking Spaces

Sought After Village Location

No Onward Chain

PROPERTY INFORMATION:

Freehold

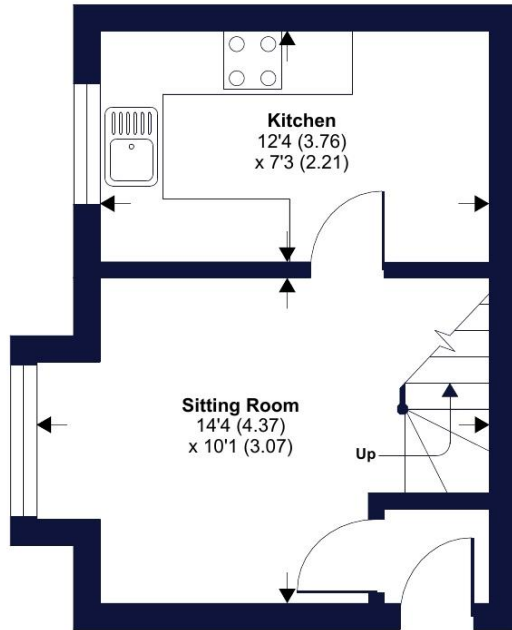
Council tax Band: A

Mains electric, water and drainage.

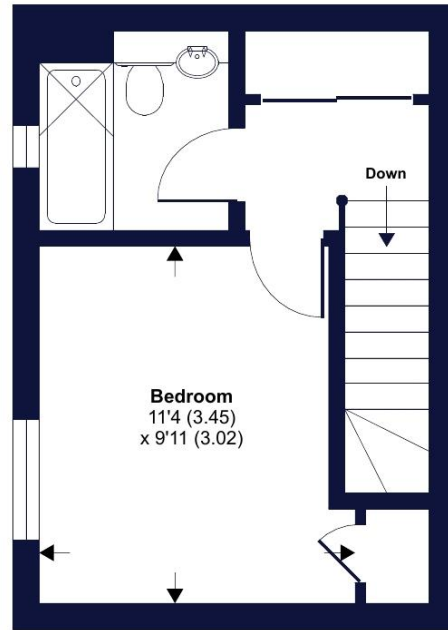
Wright Drive, EX17

Approximate Area = 458 sq ft / 42.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1112166

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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