



1 Fernworthy Close, Copplestone, EX17 5LZ

Guide Price £320,000

Tucked into a quiet cul-de-sac within the popular village of Copplestone, this property is a spacious and well-presented detached family home occupying a generous corner plot.

Winkworth

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Originally built in the 1980s and extended since, this four-bedroom property offers excellent internal space and a beautifully landscaped garden, ideal for modern family life.

private space for outdoor dining, a lawned area for children, and a garden shed for storage.

As you enter, there is a welcoming entrance hall, complete with a newly fitted ground floor cloakroom. The generous dual-aspect living room stretches from front to back, creating a light-filled space enhanced by a cosy wood-burning stove.

To the front, the driveway provides ample off-road parking vehicles and leads to the integral garage. Footpaths on either side of the property and a covered side store offer further practicality.

The recently modernised kitchen flows openly into the dining area, creating a sociable space. The adjoining integral garage is accessible from within the house and benefits from light, power, outside tap and plumbing for utilities.

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.

Upstairs, the four bedrooms are well-proportioned, including a larger master bedroom created by a previous extension over the garage. All are served by a smart modern family bathroom, complete with a stylish white suite.

The rear garden is a true highlight – a sizeable, level plot enclosed by a perimeter fence. With hard landscaping immediately to the rear of the house, it offers a fantastic

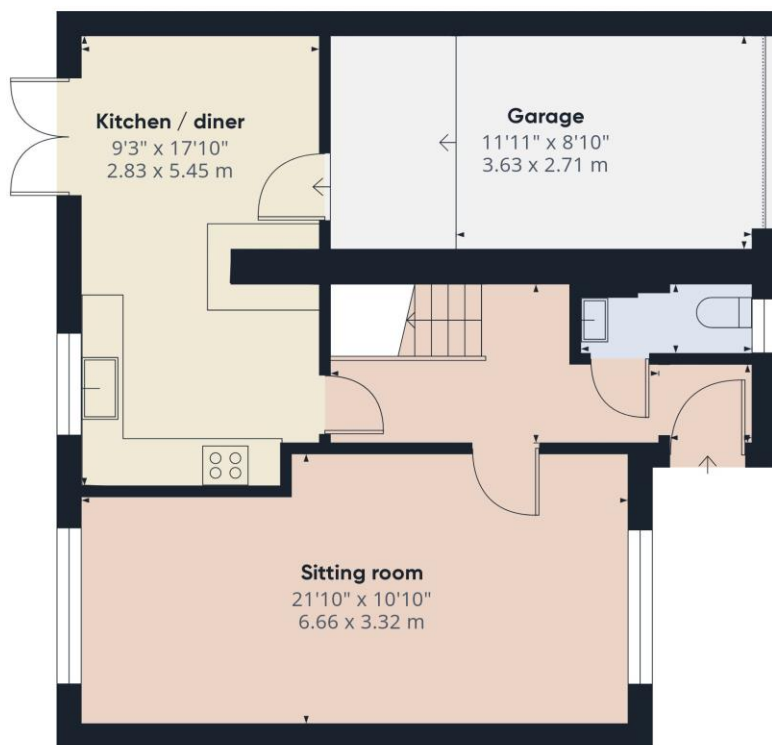


AT A GLANCE:

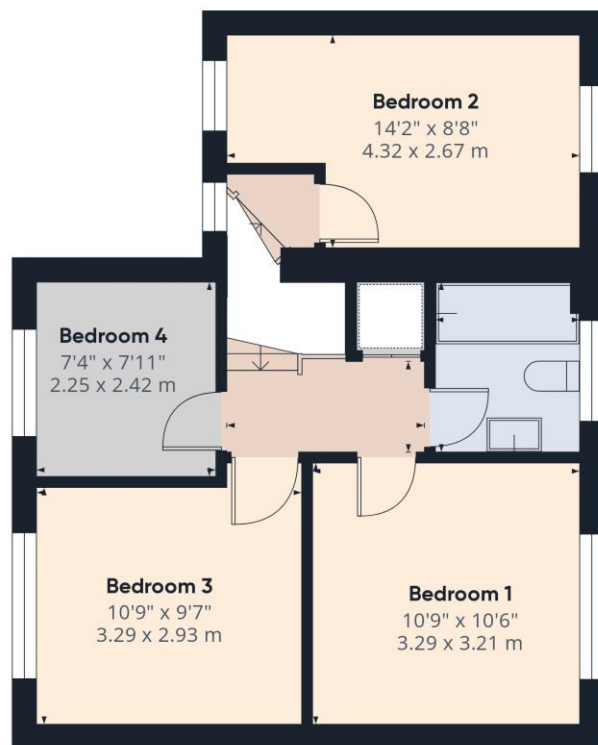
- Beautifully Presented Detached House
- Four Bedrooms
- Gas Central Heating
- Large Dual-Aspect Living Room With Woodburner
- Recently Redecorated Throughout
- Substantial Enclosed Rear Garden
- Integral Garage & Ample Parking
- Sought After Village Location
- Close To Amenities

PROPERTY INFORMATION:

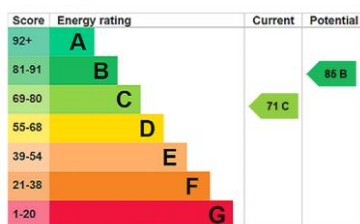
- COUNCIL TAX: Band D
- SERVICES: Mains Electric, Water & Drainage.
- BROADBAND: Part-Fibre Broadband Available. FTTC (Fibre to the Cabinet).
- MOBILE SIGNAL: Limited Coverage
- HEATING: Mains Gas Central Heating & Woodburner
- LISTED: No
- TENURE: Freehold
- FLOOD RISK: Very Low
- CONSERVATION AREA: No



Ground



Floor 1



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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