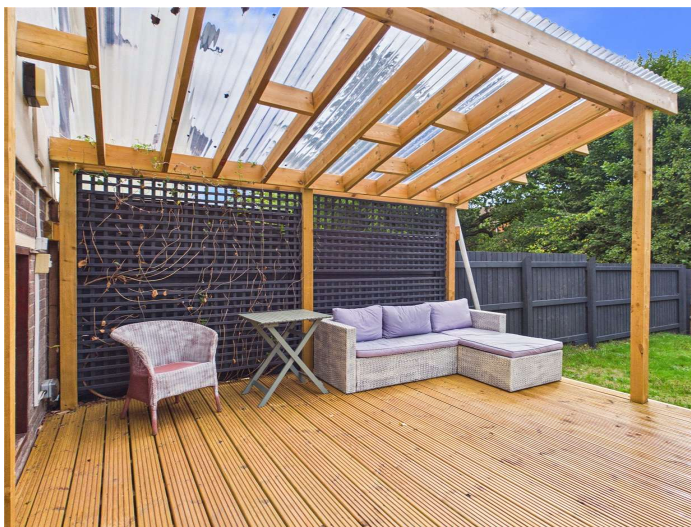




40 Fernworthy Park, Copplestone, EX17 5LX

Guide Price £285,000

A delightful 3 bedroom link-detached family home located in a popular residential area in Copplestone, with bright and inviting accommodation, generous rear garden with decked patio, off street parking and single garage.

Winkworth

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Located in a popular residential area of Copplestone, this well-presented link detached home is ideally suited to young families, with the village primary school close by and excellent transport links to the nearby market town of Crediton.

Beyond the rear boundary, a natural bank slopes down towards a stream, adding to the pleasant and established setting.

DIRECTIONS: Using the What3Words App, search [appraised.adults.origins](https://www.what3words.com/).

The bright and welcoming accommodation is arranged over two floors and includes 3 bedrooms, a spacious dual aspect sitting/dining room, fitted kitchen, family bathroom and useful ground floor cloakroom. The kitchen features an array of fitted units, with a door providing access to the rear garden and pleasant outlook over the outside space.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.

To the front, a small, paved patio provides an attractive approach to the property, while a private driveway offers off-street parking and leads to the single garage. An EV charging point is also provided. Useful, gated side access leads through to the enclosed rear garden, which is predominantly laid to lawn and includes a patio area, raised flower bed and a fabulous, decked seating area with pergola, creating an ideal spot for outdoor entertaining and relaxing. Beneath the garage is useful under-croft storage, while steps lead up to the rear entrance into the kitchen.



SUMMARY

- Popular residential area in Copplestone
- Bright and inviting accommodation
- 3 bedrooms
- Dual aspect sitting/dining room
- Generous enclosed rear garden with decked patio
- Off street parking and single garage

PROPERTY INFORMATION:

COUNCIL TAX: Band C.

LOCAL AUTHORITY: Mid Devon Council .

SERVICES: Mains electricity and water.

DRAINAGE: Mains drainage.

HEATING: Gas central heating.

BROADBAND: Standard broadband available.

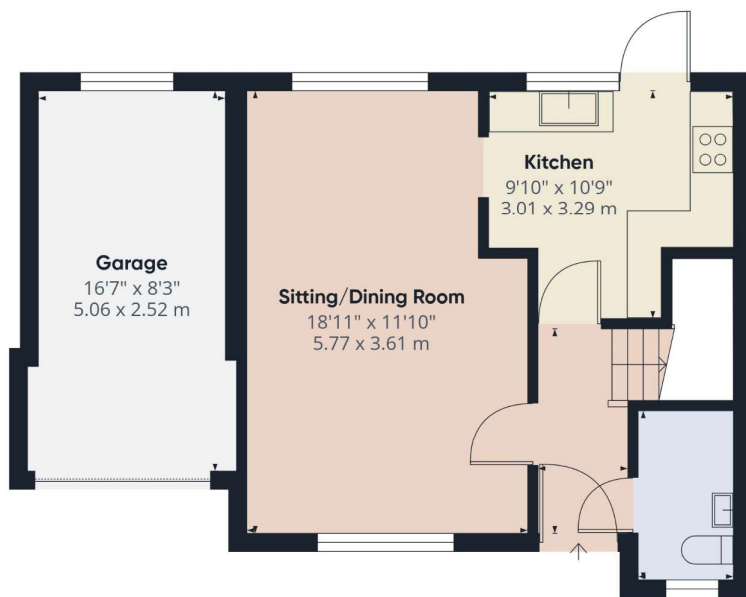
MOBILE SIGNAL: Good service depending on provider.

LISTED: No.

TENURE: Freehold.

CONSERVATION AREA: No.

FLOOD RISK: Very Low.



Ground



Floor 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	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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