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34 Fernworthy Park, Copplestone, EX17 5LX

Guide Price £325,000

A well-presented, 3/4 bedroom linked detached family home, with versatile accommodation and stylish interiors.  
Decked terrace, south facing garden and driveway.

**Winkworth**

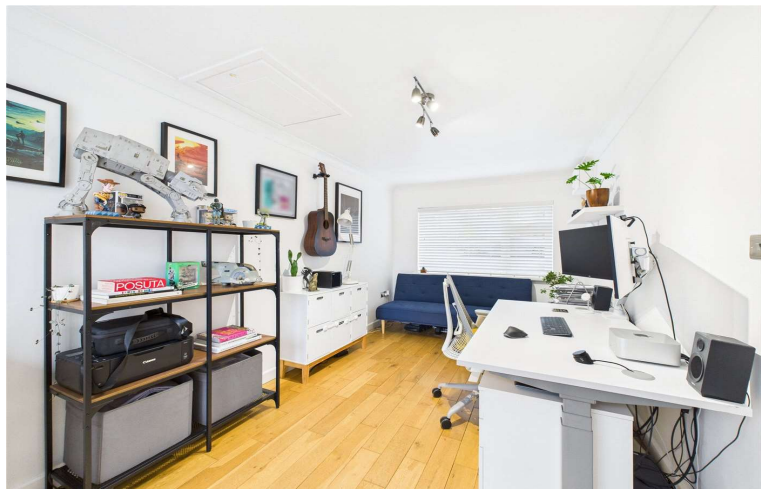
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This well-presented link-detached family home offers generous, flexible living space in a highly desirable setting. Featuring 3 bedrooms and a spacious study that could easily serve as a fourth bedroom, this property is ideal for growing families, home workers, or those seeking versatile accommodation.

An entrance hall provides stairs to the first floor with a guest cloakroom.

The heart of the home is the expansive sitting room, flooded with natural light and perfectly suited for both relaxing and entertaining, open to a separate dining area, provides an elegant space for family meals and social gatherings. The kitchen offers an array of matching base and wall units, with space for appliance and access to a decked terrace and steps to the rear garden. The study, with under-floor heating, is a generous space for those working from home and provides versatility as a 4th bedroom, with patio doors leading out onto a charming, decked terrace.

Outside, the enclosed south-facing garden enjoys all-day sunshine and offers a private, secure space for children, pets, and entertaining. To the front, the driveway provides convenient off-street parking.

DIRECTIONS - What3Words - hero.deserved.eyeliner

- COUNCIL TAX: Band C
- LOCAL AUTHORITY: Mid Devon
- SERVICES: Mains Electric & Water
- DRAINAGE: Mains Drainage
- BROADBAND: Yes
- MOBILE SIGNAL: Coverage With Certain Providers
- HEATING: Gas Central Heating
- LISTED: No
- TENURE: Freehold
- CONSTRUCTION: Standard
- CONSERVATION AREA: No
- FLOOD RISK: Low



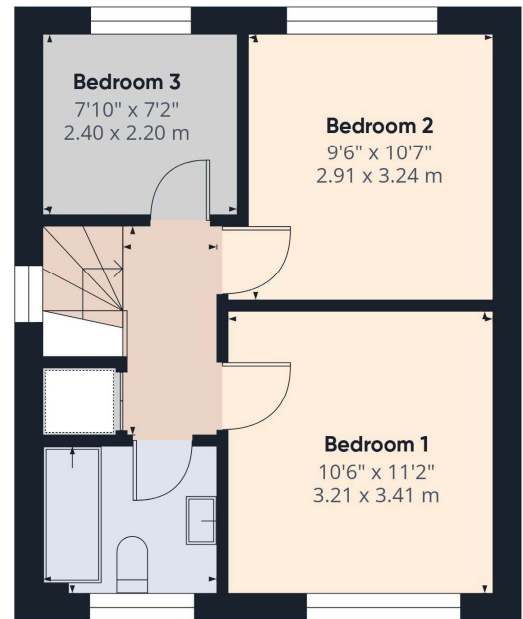
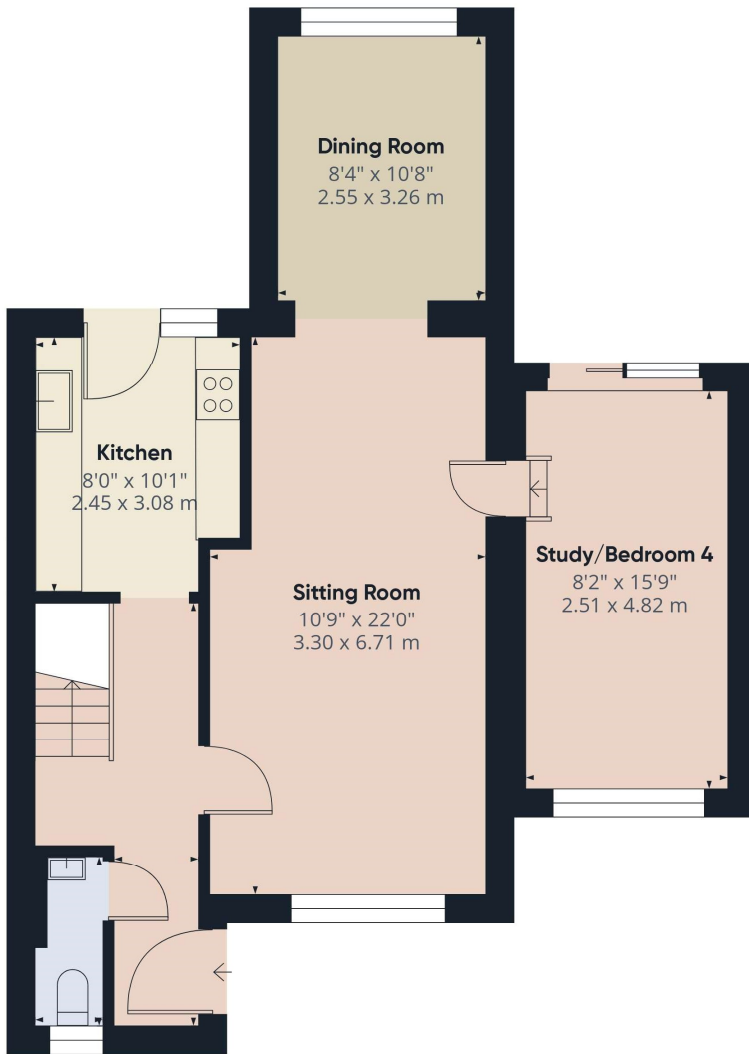


- Sought After Residential Area
- Stylish Interiors
- 3 Bedrooms with a Study/4th Bedroom
- Charming Sun Terrace
- Enclosed South Facing Garden
- Drive Providing Off Street Parking
- Ideal Family Home

#### 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.





Floor 1

Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C	72 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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