



Loram Cottage, Copplestone, Crediton, EX17 5NL

Guide Price £340,000

A four bedroom link-detached cottage! In a level village location, with spacious accommodation, a fantastic private rear garden, ample parking & double garage.

Winkworth

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Loram Cottage offers great accommodation throughout, there are four bedrooms on the first floor, a large bath & shower room with a separate WC. The property benefits from timber double glazed windows to the front, fitted within the last 5 years.

On the ground floor there is a large lounge diner which includes exposed beams and a inglenook fireplace with wood-burning stove. The inner hallway could be easily used as a study area , it also leads onto a separate dining room, an adjacent downstairs shower room, plus kitchen breakfast room. The property benefits from oil fired central heating.

Outside to the rear a large, level, private and enclosed garden which is mainly laid to lawn, with a paved seating area . There is off road parking plus a double garage with light and power.

DIRECTIONS : On entering Copplestone from Crediton, proceed into the village centre. At the traffic lights turn immediately left into the parking area for Loram Cottage.

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.

- SERVICES: Gas Central Heating, Mains Water, Drainage, Mains Electric.
- BROADBAND - Superfast Enabled.
- MOBILE SIGNAL - You are likely to have restricted coverage.
- EPC: N/A
- COUNCIL TAX: Band E
- TENURE: Freehold.
- LOCAL AUTHORITY: Mid Devon District Council.
- CONSTRUCTION - Believed to be cob with a thatched roof.



AT A GLANCE:

Four Bedroom Link Detached
Character Cottage
Central Village Location
Flexible Accommodation
Large Enclosed Rear Garden
Off Road Parking
Double Garage

PROPERTY INFORMATION:

Freehold
Council tax Band: E
Mains electric, gas, water and drainage.

Loram Cottage Copplestone, Crediton, Devon, EX17

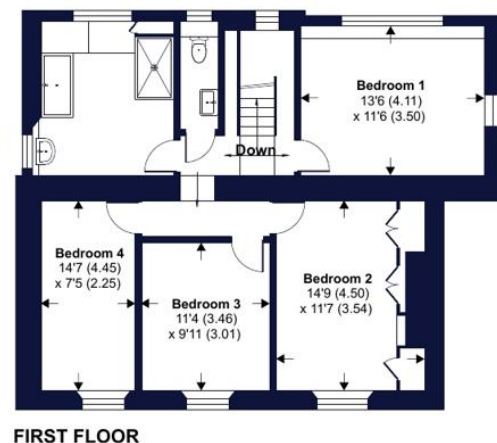
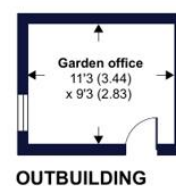
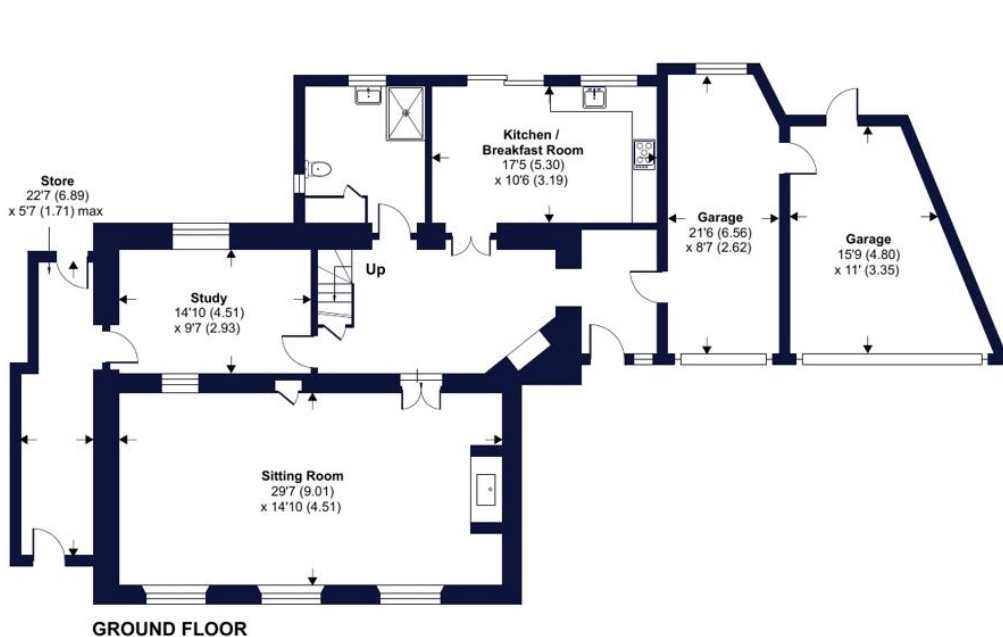
Approximate Area = 2258 sq ft / 209.7 sq m

Garage = 408 sq ft / 37.9 sq m

Outbuilding = 105 sq ft / 9.7 sq m

Total = 2771 sq ft / 257.3 sq m

For identification only - Not to scale



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: 1118147

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