



14 Fernworthy Gardens, Coplestone

Guide Price £225,000

HELMORES
SINCE 1699

14 Fernworthy Gardens

Copplestone, Crediton, EX17 5LY

- Semi detached house
- Level lawned garden to front and rear
- 10m Driveway
- Garage conversion for 3rd bedroom / large office
- Gas central heating
- Double glazed throughout

This lovely semi-detached house offers a great opportunity for the next owner. It is found in this increasingly popular village, in a 'no through road' and within walking distance of the Primary School, bus transport links with the local shop/post office and train station not far beyond. Dartmoor is just a 25 minute drive away and the picturesque coastline of North Devon/Cornwall is only a 1 hour drive.



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The accommodation includes two bedrooms and a white suite family bathroom (with shower and screen over the bath and fitted heated towel rail). Upstairs, there is also a loft ladder to the insulated and boarded loft. Downstairs the garage has been officially converted into an additional reception room/study (or a ground floor third bedroom if desired) which adds huge potential, plus a living room and the modern kitchen diner. The whole house benefits from mains gas central heating and double-glazed doors and windows too.

The gardens are of a good size, level and lawned. The rear garden (8.65m x 8.39m) is South-East facing, fully enclosed and has a timber shed, a children's playhouse plus the lawn and a paved area immediately behind the house. A gate and path lead to the front, which is a level lawn setting it back from the road. There is also a 10m/32ft driveway providing off-road parking for 2 cars.

Please see the floorplan for room sizes.



Current Council Tax: Band B - Mid Devon 2023/24 - £1765.53

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

COPPLESTONE is a 5-minute drive west of CREDITON on the A377, a main route into the City of Exeter. A stone's throw to the southwest is Dartmoor National Park, renowned for its invigorating walks and sublime scenery. Previously a traditional farming hamlet, Copplestone has grown over the years, and now offers a fantastic selection of new-build, fully modern homes. This, coupled with its own primary school and locality to Queen Elizabeth's Community College in CREDITON, makes it perfect for families moving to Devon. The village has a strong camaraderie between residents, with a local church holding many events. There is a 3m carved granite cross, found in the village centre of Saxon origin and steeped in mythology. There is also a shop/post office for convenience, and regular transport links (bus and train) towards Exeter, North Devon and Okehampton.

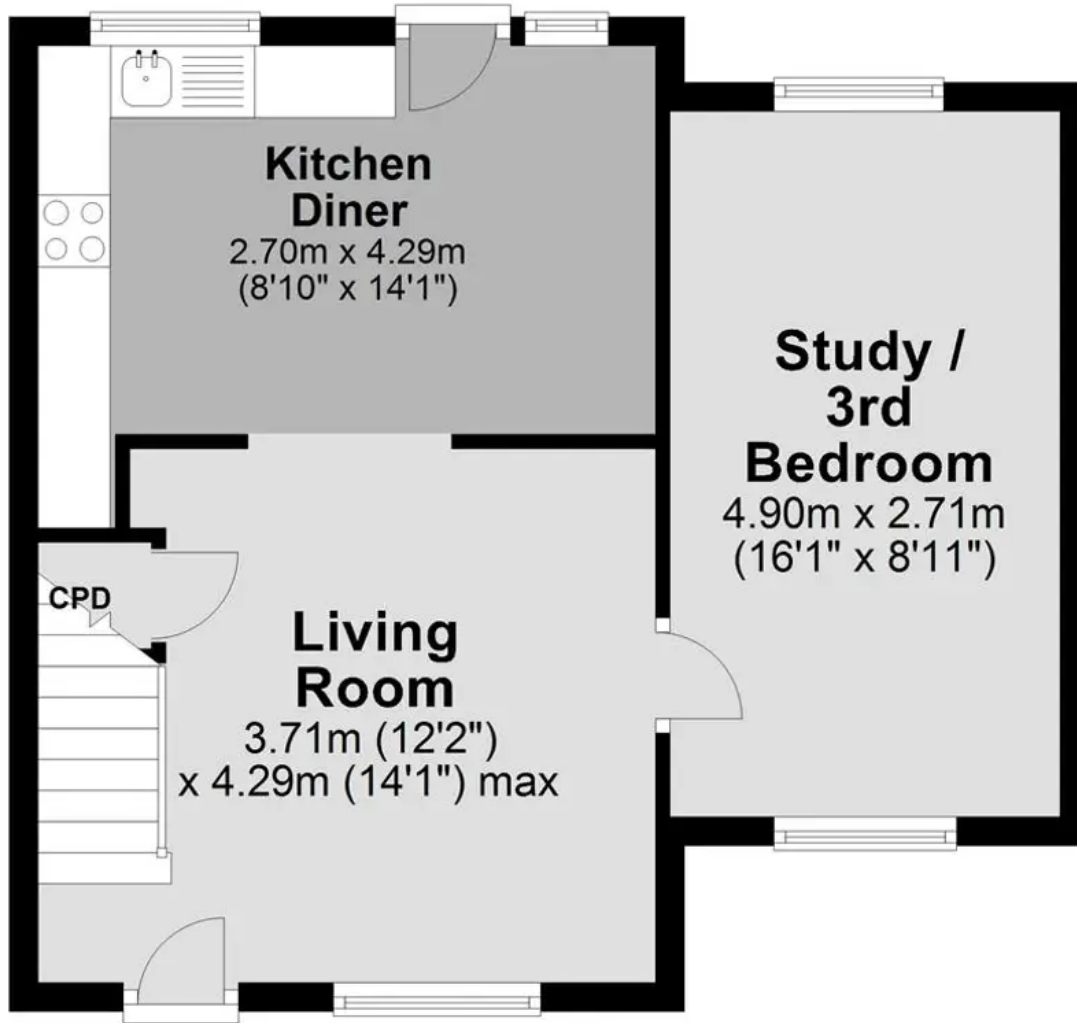
DIRECTIONS : From CREDITON, head west on the A377, Copplestone will be the first village you come to. At the cross take a right and then immediately right again onto Bewsley Hill. Turn right onto Fernworthy Park and then left into Fernworthy Gardens, no 14 can be found just along on the right hand side.

What3Words: ///neatly.clip.protects



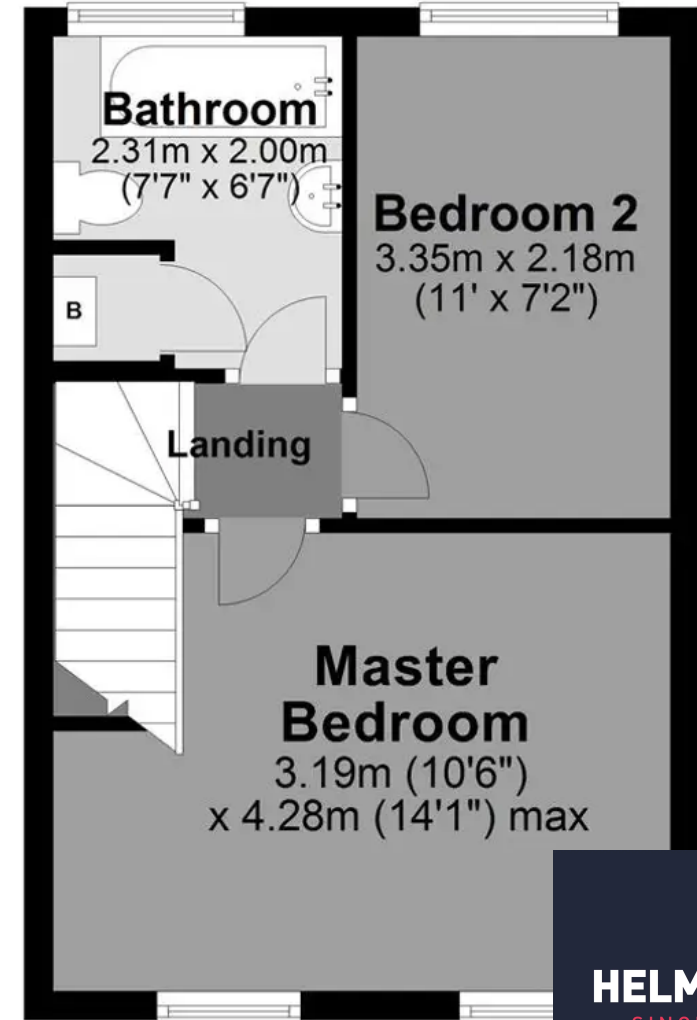
Ground Floor

Approx. 43.1 sq. metres (463.9 sq. feet)



First Floor

Approx. 28.3 sq. metres (304.6 sq. feet)



Total area: approx. 71.4 sq. metres (768.5 sq. feet)

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Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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