



Bluebell House, 2 Fernworthy Close, Coppleshstone, EX17 5LZ

Guide Price £285,000

HELMORES
SINCE 1699

Bluebell House, 2 Fernworthy Close, Copplestone

- 3 bedroom link detached house
- Remodelled and extended ground floor layout
- Village location
- Recently redecorated
- Living room with wood-burner
- Kitchen / dining room
- Ground floor shower room
- Garage and parking
- Secure rear garden and covered yard
- On bus and rail routes

An area that is a popular choice for many buyers, the Mid Devon village of Copplestone is well positioned for access to Crediton, Exeter, Okehampton and Barnstaple with regular bus and rail links from the village itself. There is a shop and primary school and a mix of older and newer properties which gives variety and choice to potential buyers. Fernworthy is a development built in the 1980's and has a mix of 2, 3 and 4 bedroom houses to cater for most requirements. There is mains gas in the village (a rarity!) and this house has all mains services connected, modern uPVC double glazing and central heating.





The house has been extended to the rear to provide a lovely light and spacious kitchen/dining room opening onto the garden. By doing this, the ground floor has been reconfigured to provide an additional shower room adding to its flexibility. There is a cosy living room with a wood-burner and a useful front porch. On the first floor are 3 bedrooms and another bathroom. From the kitchen, double doors open onto a covered yard area which links to the rear of the garage and then opens on to the garden too.

At the front is off road parking for up to 4 vehicles and this leads to the attached garage (only the garage is adjoined to the neighbour) which in turn links to the covered area previously mentioned which is very useful for storage. The garden is level and can be accessed from the side and contains lawn and raised beds with productive growing areas and patio.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2023/24 - £2017.75

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating and wood burner

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.

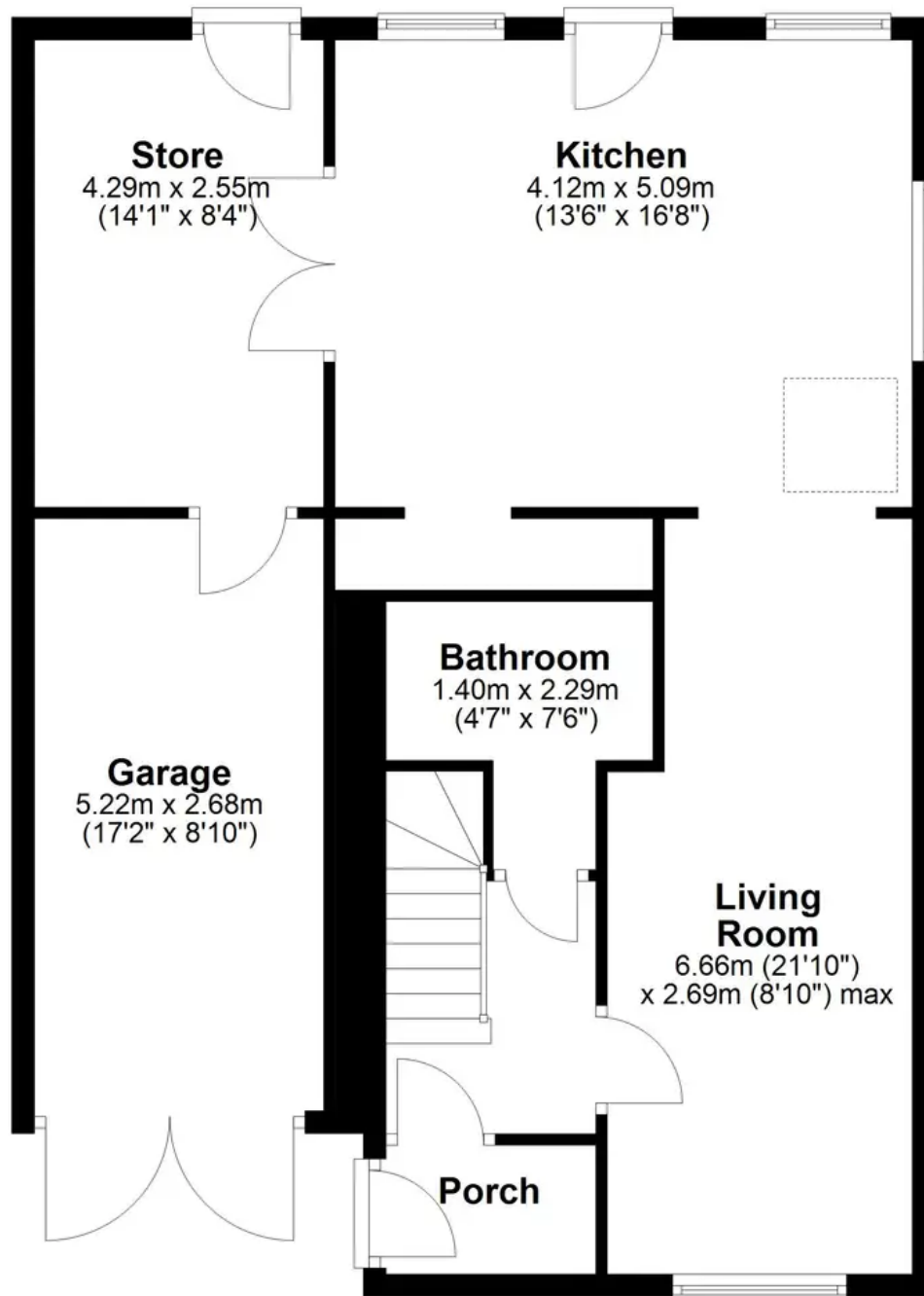
DIRECTIONS : For sat-nav use EX17 5LZ and the What3Words address is ///command.guests.scarves

but if you want the traditional directions, please read on.

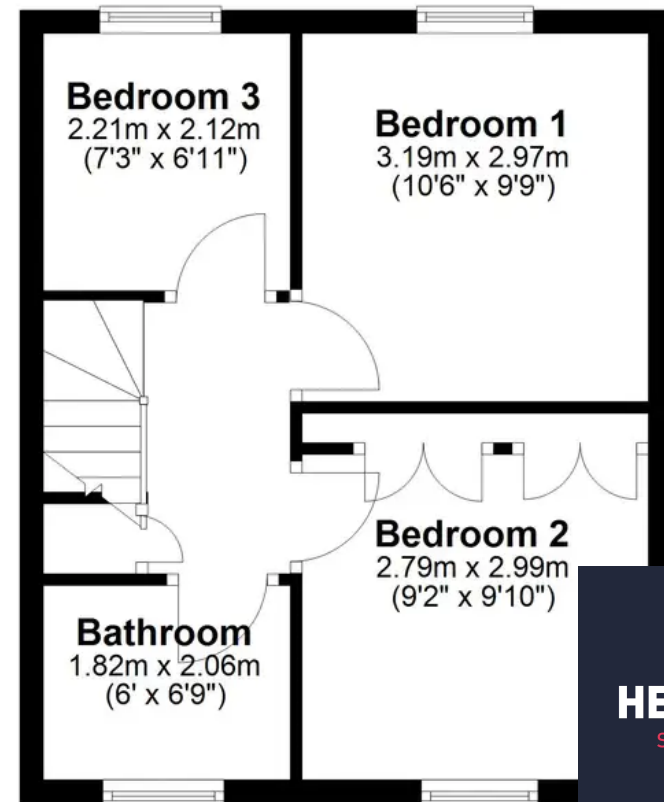
From Crediton High Street head towards The Green and continue straight on leaving the town on the A377. Once in Copplestone, turn right at the stone cross (before the traffic lights) and immediately right again into Bewsley Hill. Take the first right into Fernworthy Park and then second left into Fernworthy Close with No.2 being first on the right.



Ground Floor



First Floor





Helmores

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