



## 7 Fernworthy Close, Copplestone, EX17 5LZ

Guide Price £280,000

**HELMORES**  
SINCE 1699

# 7 Fernworthy Close

Copplestone, Crediton

- Extended 3 double bedroom home
- Village location
- Enclosed garden
- Parking for 3 vehicles
- Lounge & separate dining room
- Large master bedroom with ensuite and dressing room
- Close to great train and bus links
- Gas central heating
- uPVC double glazing throughout

Fernworthy Close is set in the Mid Devon village of Copplestone, popular with commuters due to the fantastic transport links with train and bus and offers a vibrant village lifestyle with local shop, school & community events. This property has been extended to create very spacious living accommodation including 2 large reception rooms and a lovely master bedroom with ensuite and dressing room, with plenty of parking and an enclosed garden, this home offers much more than a standard 3 bedroom property.





The kitchen has an array of light oak coloured units with a double oven with 4 ring electric hob and space for all the required white goods. There is a handy pantry/storage cupboard and patio doors out to the garden. The original lounge is now utilised by the current owners as a dining room but it could be used as a further lounge and the extended part of the home offers a lovely light space to relax and entertain.

Upstairs there is a wonderful master bedroom with dressing room and ensuite shower room. A further double bedroom can be found to the rear and another good-sized double to the front with lovely views over fields and out to Dartmoor. The bathroom has recently been re-done with a free-standing bath, sink and modern WC and there is also an airing cupboard on this floor. The property has updated uPVC double glazing and a regularly serviced gas boiler for the central heating system.

Outside to the front of the property is a lawned area and parking for 3 vehicles, side access leads to the rear enclosed garden with a patio area idea for outdoor dining and bbqs and then the rest is laid to lawn.



Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon 2024/25 – £2,218.75

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Conservation Area: No

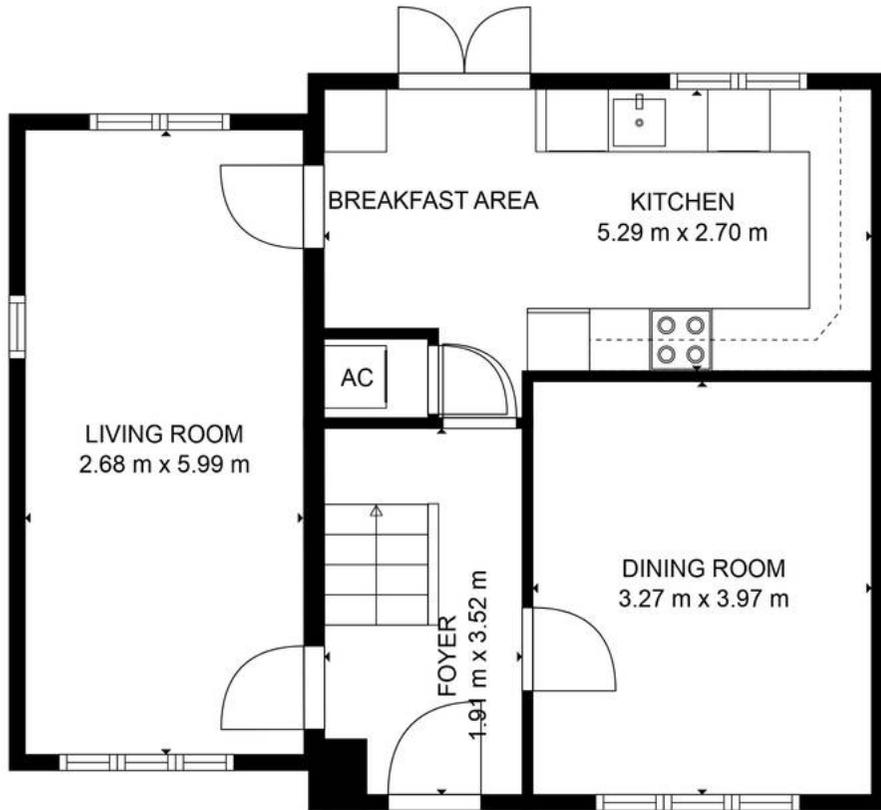
Tenure: Freehold

**CREDITON** : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers’ market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth’s). In addition, it boasts a brilliant gym & leisure centre for New Year’s resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

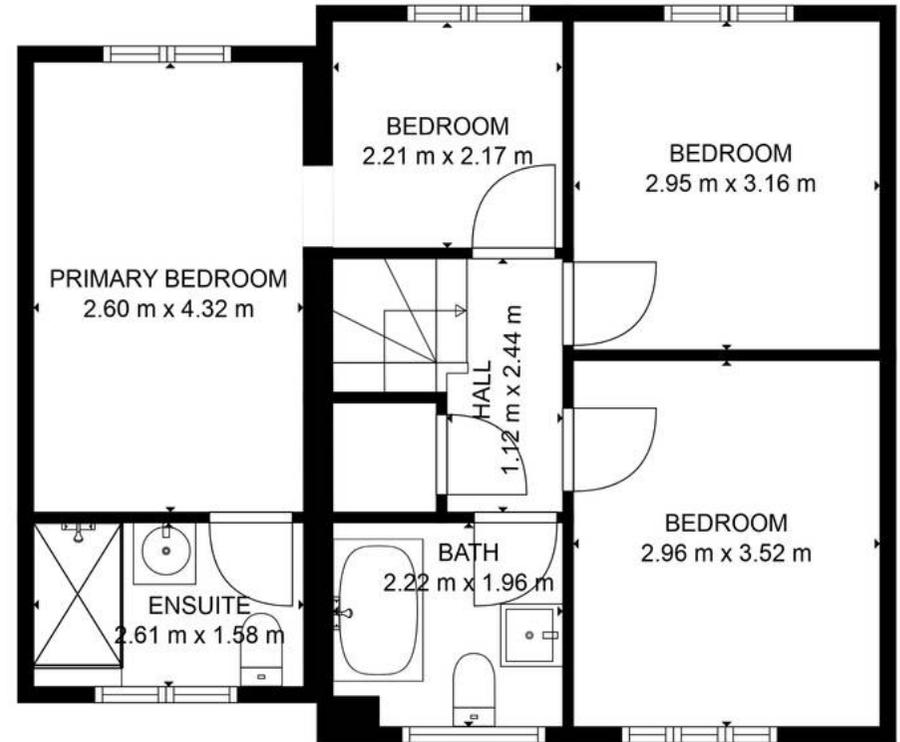
**DIRECTIONS** : From Crediton take the A377 in a westerly direction, up reaching Coplestone, take a right turn at the Cross and proceed up Bewsley Hill. Take a right turn onto Fernworthy Park then a second left into Fernworthy Close, number 7 can be found at the top left marked with a Helmores board.

What3Words: ///pipe.coverings.include





FLOOR 1



FLOOR 2

**TOTAL: 106 m<sup>2</sup>**  
 FLOOR 1: 53 m<sup>2</sup>, FLOOR 2: 53 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





## Helmores

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