



85a Sunnymead, Copplestone

Guide Price £210,000

85a Sunnymead

Copplestone, Crediton, EX17 5NQ

- End Terrace property just 10 years old
- Garden front and back
- 2 double bedrooms
- Open plan kitchen/lounge/diner
- Village location
- Great transport links via bus and train
- Solar panels with feed-in tariff

Built just 10 years ago and being attached to an existing row of terrace properties, this home provides a great opportunity to be a part of this thriving village. Copplestone is well situated less than 5 miles from the market town of Crediton, there are great transport links with regular train and bus routes giving the best of both worlds with village life and an accessible location.

The downstairs is open plan with a kitchen area providing modern units, an oven and ceramic hob with space for fridge/freezer and washing machine, there's plenty of room for a dining table within this area opening up to the rear garden through patio doors. The living room section is spacious and has understairs storage and overlooks the front garden.





Upstairs the master bedroom is to the front with a large built in cupboard/wardrobe space, the 2nd smaller double is to the rear and the bathroom has a white suite bath with shower over. There is uPVC double glazing throughout and gas central heating. Solar units provide a feed-in tariff of around £50-£100 per quarter.

Outside to the front is an enclosed lawn area with access around the side to the rear patio garden, there is a handy garden shed and has flower boards. Plentiful parking can be found on street outside of the property.

Please see the floorplan for room sizes.

Current Council Tax: Band A - Mid Devon 2024/25 - £1582.39

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

Broadband within this postcode: Superfast 80mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

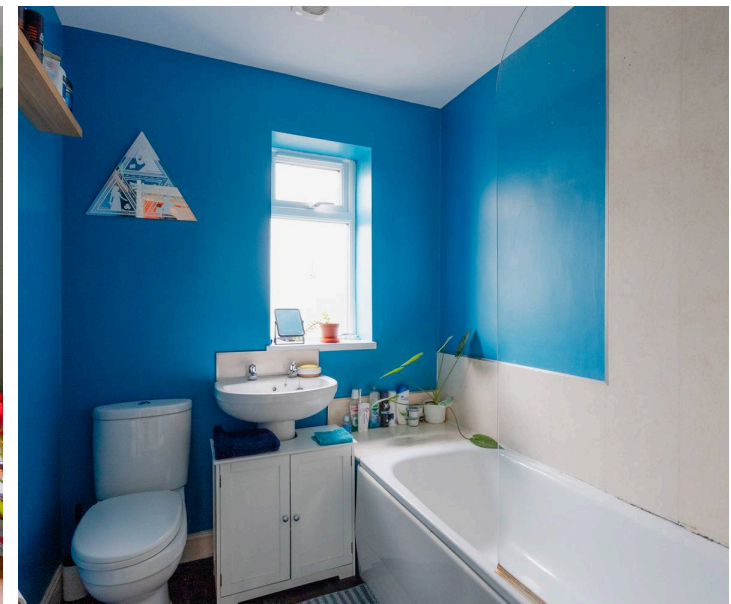


COPPLESTONE is a 5-minute drive west of Crediton on the A377, a main route into the City of Exeter. A stone's throw to the southwest is Dartmoor National Park, renowned for its invigorating walks and sublime scenery. Previously a traditional farming hamlet, Copplestone has grown over the years, and now 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

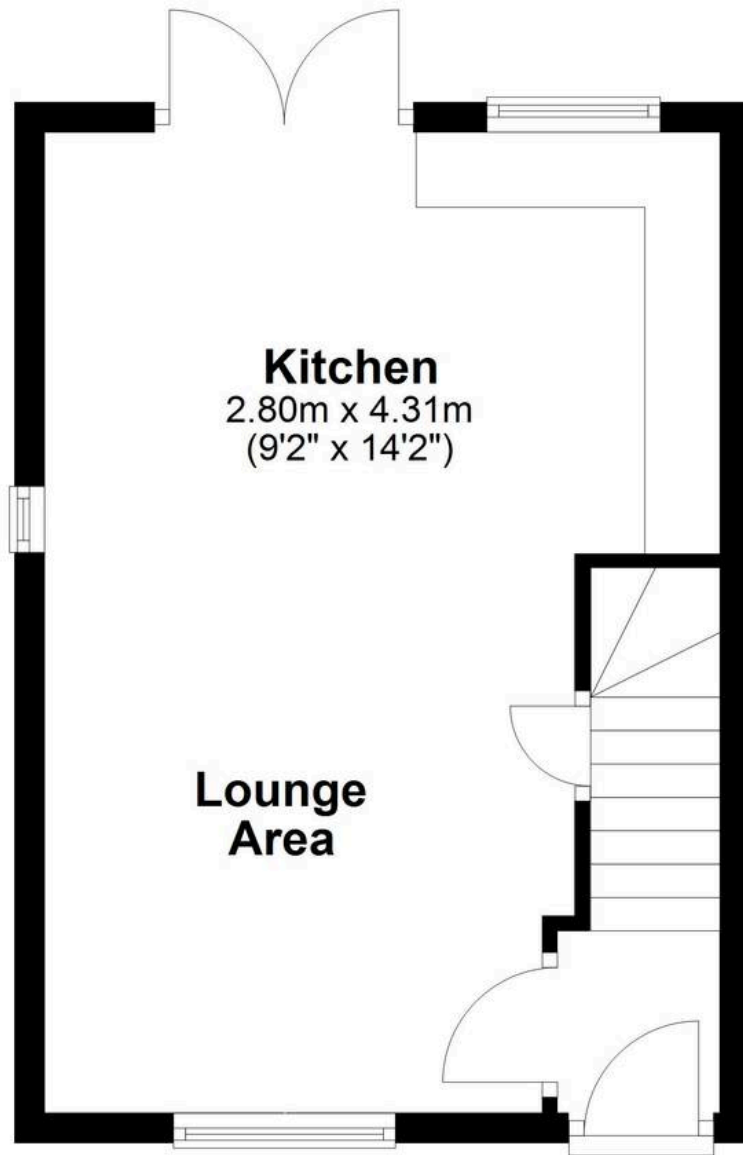
From Crediton take the A377 in a westerly direction, upon reaching Copplestone take right turn at the cross up Bewsley Hill, take a left turn onto Sunnymead, proceed straight ahead and number 85a can be found straight ahead opposite the park.

What3Words: [///withdrew.trombone.castle](https://www.what3words.com/withdrew.trombone.castle)



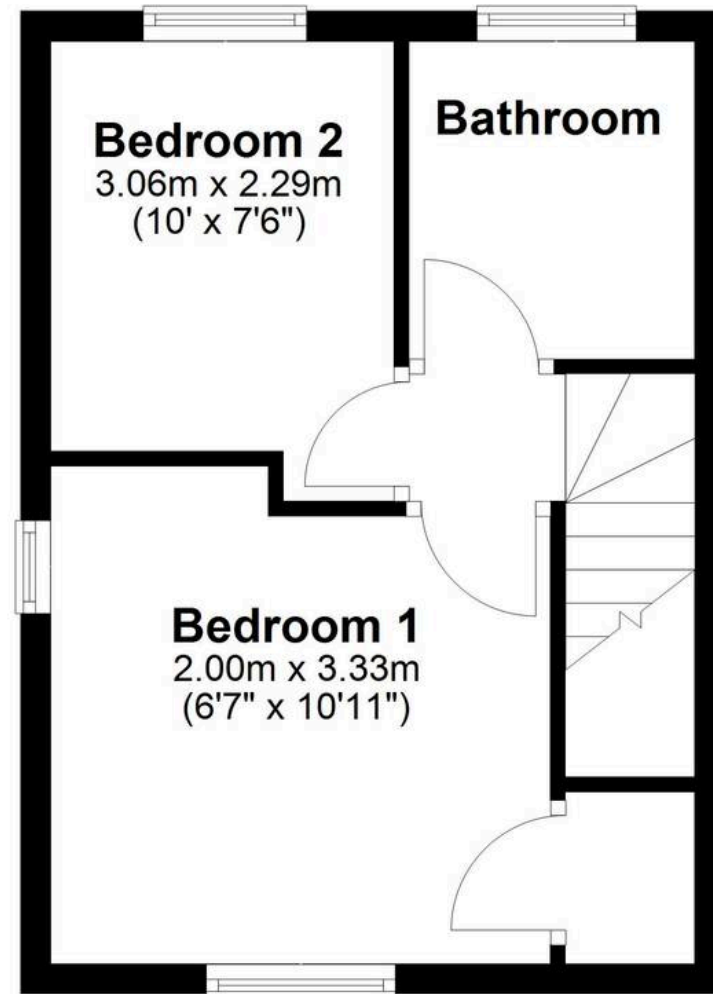
Ground Floor

Approx. 28.8 sq. metres (309.7 sq. feet)



First Floor

Approx. 26.9 sq. metres (289.9 sq. feet)



Total area: approx. 55.7 sq. metres (599.6 sq. feet)



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.