



**34 Fernworthy Park, Copplestone, EX17 5LX**

Guide Price **£315,000**

## 34 Fernworthy Park

Copplestone, Crediton

- Well-presented link-detached home offering adaptable family living.
- Three or four bedroom layout over two floors.
- Bright, well-maintained accommodation.
- Nearby rail links and easy access to Crediton and Exeter.
- Generous sitting room opening into an extended dining area.
- Well-appointed kitchen overlooking the garden with doors opening onto a decked terrace.
- Versatile ground floor study, ideal as a home office, playroom or fourth bedroom.
- Flexible layout suited to modern family life or home working.
- Sunny south-facing enclosed rear garden with space for seating, play and planting.
- Decked terrace ideal for outdoor dining and entertaining.
- Driveway parking to the front with additional front garden setting the house back from the road.

Set within the popular residential area of Fernworthy Park in Copplestone, this link-detached home offers comfortable family living with a layout that can adapt easily as needs change. Copplestone is a well served Mid Devon village with a strong community feel, offering a village shop, primary school, church and both bus services and a railway station with regular services towards Exeter and Barnstaple. The nearby town of Crediton provides a wider range of amenities and is only a short drive away.





Inside, the accommodation is well arranged and naturally light. The main sitting room forms a generous living space and flows through to the extended dining area, creating a sociable setting for both everyday life and entertaining. The kitchen sits to the rear with a good range of storage and workspace and opens onto a decked terrace overlooking the garden. There is also a ground floor cloakroom which is a great addition. One of the most useful rooms in the house is the study, which has underfloor heating and doors opening onto the terrace. It works equally well as a home office, playroom or occasional fourth bedroom depending on how the space is needed. Upstairs there are three bedrooms along with the family bathroom, giving the house a layout that suits family life or those needing space to work from home.

Outside, the south-facing rear garden is a real feature, it's enclosed and enjoys good sunlight through the day, with space for seating, play or planting. To the front there is driveway parking providing convenient off-road parking as well as an east to maintain front garden, setting it back from the road.

Overall, this is a well balanced home in a popular village setting, offering flexible living space and a sunny garden within easy reach of local amenities and transport links.



Agents Notes:

**Boundaries, Access & Parking:**

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

**Broadband & Mobile Coverage:**

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

**Virtual Staging:**

Some images used in this marketing material may be virtually staged for illustration purposes. Buyers should not assume that furnishings, décor, or condition shown are representative of the property as currently presented.

**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.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon

Approx Age: 1980s

Construction Notes: Standard

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

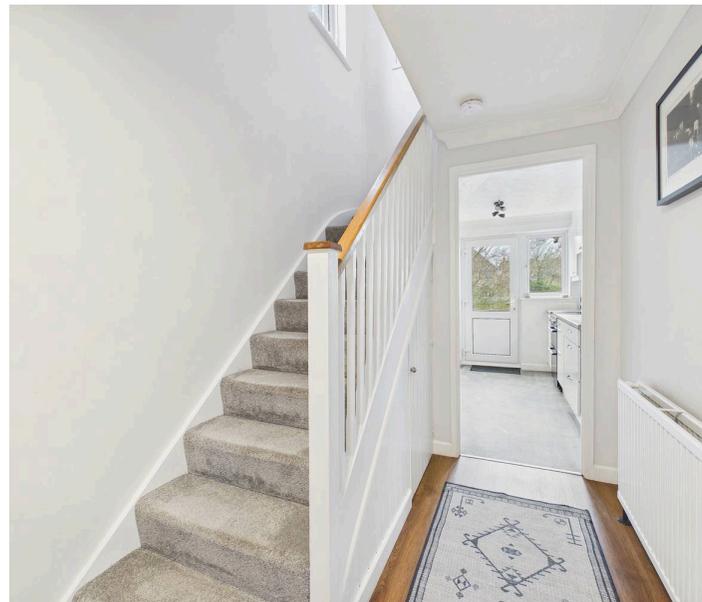
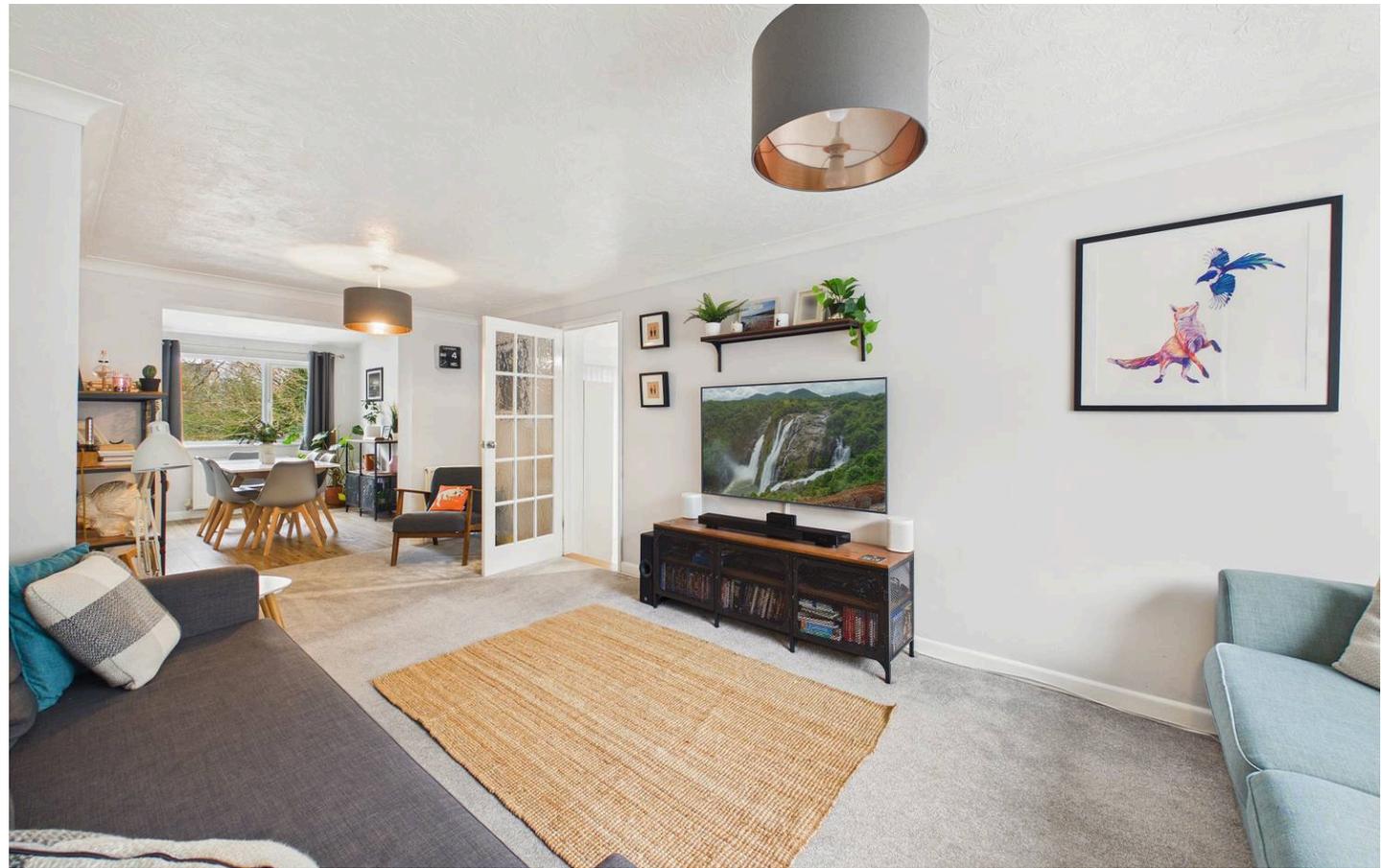
Drainage: Mains

Heating: Mains gas central heating

Listed: No

Conservation Area: No

Tenure: Freehold







Floor 0

Approximate total area<sup>(1)</sup>  
92.4 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**COPPLESTONE** is a popular choice with families who favour its OFSTED GOOD primary school and excellent transport services that make commuting East or West a breeze. It's also home to the award winning Coplestone Farm Shop as well as an everyday convenience store with Post Office. There's also a thriving community scene offering a range of activities and events. Originally a traditional farming hamlet, the village has grown over the years and now offers a wide range of homes at the centre of which stands the 3m carved granite cross of Saxon origin.

**DIRECTIONS :** For sat-nav use EX17 5LX and the What3Words address is ///hero.deserved.eyeliner but if you want the traditional directions, please read on.

Leave Crediton on the A377 towards Coplestone and stay on the main road into the village. At the stone cross, take the right turn and right again into Bewsley Hill. Take the first right into Fernworthy Park, continue almost to the end, and the property will be on your right.





## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

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