



Double Fronted Detached HOME

Check out this CHAIN FREE, spacious, detached family home offering four well-proportioned bedrooms, a spacious living room, generous kitchen/diner, utility room and office. Additional features include a convenient cloakroom, a family bathroom, and an en-suite shower room. Outside, the property boasts an enclosed rear garden, a detached garage and off-road parking.

14 Sweet Coppin | Exeter | EX5 7FB





PROPERTY TYPE

Detached House



SIZE

1,222 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4/5



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

70C



COUNCIL TAX BAND

E



in a nutshell...

- 4 Well-Proportioned Bedrooms
- Spacious Sitting Room
- Modern Kitchen/Diner
- Cloakroom, Bathroom and En-suite
- Enclosed Rear Garden
- Garage and Ample Off Road Parking
- Desirable Corner Plot, Boarding The Country Park
- Easy access to M5, Exeter & A30
- CHAIN FREE





the details...

A paved pathway lead you through the front garden to the front door neatly sheltered beneath a storm porch. Stepping inside, you're greeted by a spacious entrance hall, with solid oak flooring throughout.

To your right, the generous sitting room offers a bright and versatile space, with a large window to the front flooding the room with natural light. This space has been thoughtfully designed with modern panelling, an integrated media wall and a contemporary electric fire that provides a warming focal point.

To the rear of the property, the kitchen/dining room offers a practical yet sociable layout. The contemporary kitchen is fitted with solid oak flooring, ample worktop space, and integrated appliances including an electric oven, ceramic hob, extractor fan, and dishwasher. The dining area comfortably accommodates a table, with built-in storage and French doors opening to the rear garden. A useful utility room provides space for a washing machine and tumble dryer, a secondary door to the garden, and access to a cloakroom with WC, wash basin, built-in storage, and space to store your coats.

The final room on the ground floor is the office, positioned at the front of the property. Carpeted and filled with light from dual-aspect windows, this flexible space can also accommodate a double bed and has currently been cleverly utilised as a fifth bedroom.





Upstairs, the landing is well-sized and includes a large storage cupboard, with modern cascade drop lighting suspended over the stairwell creating a striking feature. The principal bedroom is a well-proportioned double with views over the country park. It features a fitted wardrobe and a luxurious en-suite shower room with a tiled shower, WC and wash basin. There are also three further light and airy bedrooms, two doubles and a single.

Completing the accommodation is a modern bathroom, featuring a tiled bath with shower over, WC and wash basin.

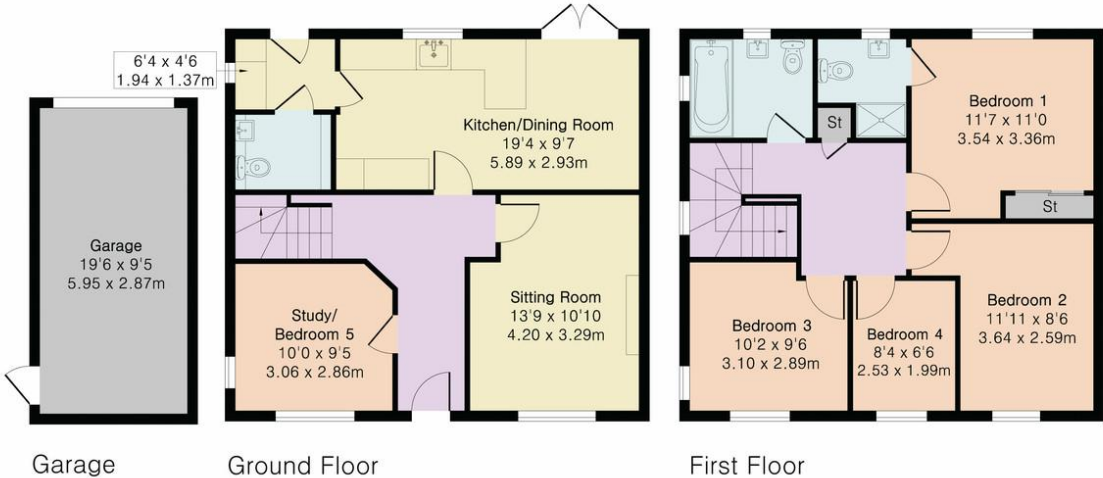


**Approximate Gross Internal Area 1222 sq ft - 114 sq m
(Excluding Garage)**

Ground Floor Area 611 sq ft – 57 sq m

First Floor Area 611 sq ft – 57 sq m

Garage Area 184 sq ft – 17 sq m



PINK PLAN

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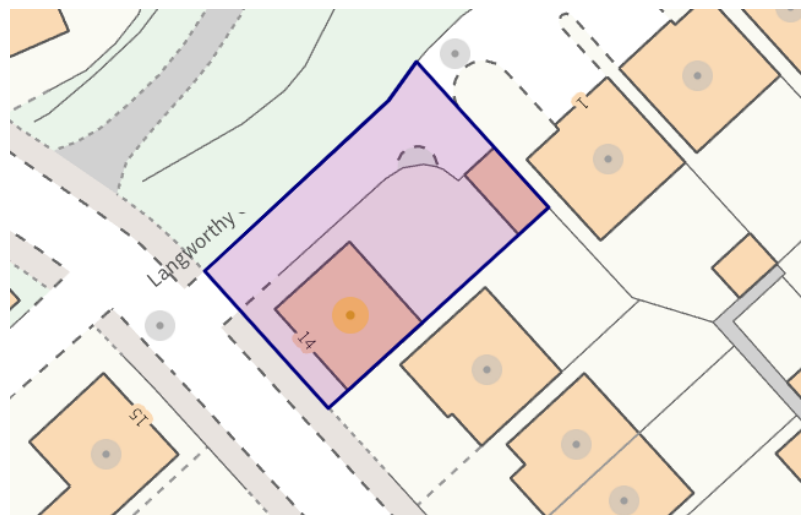
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Outside, the rear garden is a good size and fully enclosed by a distinctive curved brick wall, making it safe for both children and pets. It is level throughout and features a lawn and a broad paved terrace, ideal for entertaining. The garden is not overlooked and is surrounded by mature trees, creating an attractive backdrop. For convenience, there is an outside tap and a door leading into the side of the single garage. The garage is fitted with light and power and has an up-and-over door to the driveway, where there is additional parking for one car.

Tenure - Freehold
Council Tax Band E





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