



11 Fernworthy Park, Copplestone, Crediton EX17 5LX

Guide Price **£340,000**

11 Fernworthy Park

Copplestone, Crediton

- Large 4 or 5 bedroom family home
- Popular village location
- Rail and bus links plus primary school and shop
- Extended to both ground and first floor
- 4 first floor bedrooms with ensuite
- 5th bedroom/study to ground floor
- Large kitchen/diner and living room
- Front and rear gardens
- Off-road parking for 2
- Mains gas central heating and solar panels

Tucked away in one of Copplestone's most popular residential areas, this beautifully presented home offers the perfect blend of space, comfort, and practicality for family living. Having been extended to both the ground and first floor, it now offers incredible value for money and will suit a range of buyers. Positioned within walking distance of Copplestone's excellent primary school, village store, and rail and bus links to Crediton and Exeter, this home offers the best of both worlds, a community and village life yet easy access to the nearby towns and city.





Throughout, the décor is neutral and light. The generous living room to the front sets a welcoming tone, a good sized room with space for large comfy sofas, this leads through to a superb open-plan kitchen and dining space that forms the heart of the home. With a central island, range-style cooker (included), and doors opening directly to the garden, it's an ideal setting for both relaxed evenings and lively gatherings. A useful study or fifth bedroom sits just off this main space, alongside a well-fitted utility room. To complete the ground floor, and essential for families, is a WC. Upstairs, the landing leads to four lovely bedrooms and we like the way the extension was integrated into the original house leaving good sized usable bedrooms instead of losing any! The main bedroom has fitted wardrobes and a stylish "secret" en-suite. The second bedroom enjoys far-reaching views towards Dartmoor, and then bedrooms three and four. A modern family bathroom completes the first floor.

Practical touches make this home efficient with double glazing, mains gas central heating and the solar PV panels providing free or reduced-cost electricity during the day (see leased note).

Outside, the front garden is neatly landscaped with low-maintenance planting and a pebbled terrace, while the driveway provides off-road parking for two vehicles. The rear garden has been designed with ease of maintenance and year round use in mind with artificial grass offering a peaceful, private spot for playing, relaxing or entertaining.



Agents' Notes:

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 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 or via the Ofcom coverage checker.

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.

Leased Solar Panels:

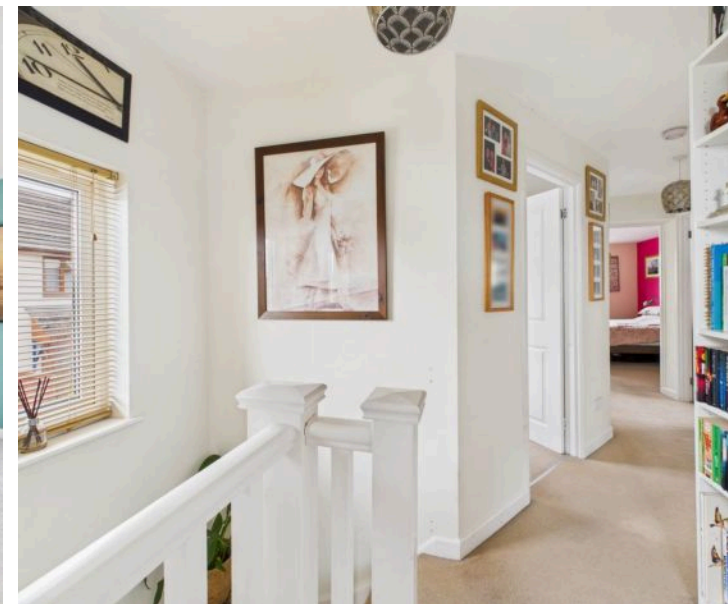
The seller advises that solar panels are present and believed to be subject to a lease or finance agreement. Buyers should confirm details and implications with their conveyancer/lender but please be advised there is a mortgage in place currently.

Planning & Building Regulations:

We're informed by the seller that extensions were done prior to their ownership and buyers should satisfy themselves regarding the necessary consents and compliance before purchase, and seek advice from their conveyancer.

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.

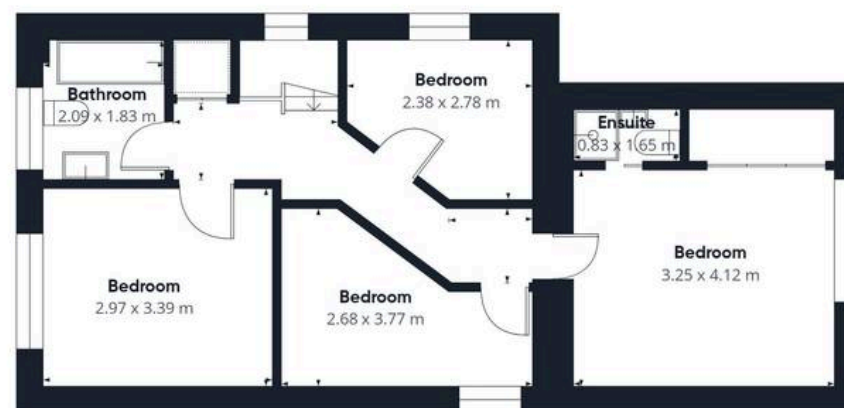






Floor 0

Approximate total area⁽¹⁾
121.6 m²



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.

GIRAFFE360



Please see the floorplan for room sizes.
Current Council Tax: Band D – Mid Devon

Approx Age: 1980's

Construction Notes: Standard

Utilities: Mains electric, water, gas, telephone,
broadband and leased solar panels

Drainage: Mains

Heating: Mains gas

Listed: No

Conservation Area: No

Tenure: Freehold

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 Copplestone 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 [///system.outlooks.froze](https://www.what3words.com/address////system.outlooks.froze) but if you want the traditional directions, please read on.

If entering Copplestone from Crediton on the A377, go through the lights and bear right along the one way system. At the end of the bridge, turn sharp right and back towards the village. Take the next left into Sunnymead and then first right. At the end of the road, turn left and first right into Fernworthy Park. Continue past the left turns of Fernworthy Gardens and Fernworthy Close, and the property will be found on the left.



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.