



20 Fernworthy Gardens, Copplestone, EX17 5LY

Guide Price **£250,000**

20 Fernworthy Gardens

Copplestone, EX17 5LY

- Link detached bungalow
- Quiet cul-de-sac location
- Level plot
- Enclosed garden
- Garage & parking
- 2 Double bedrooms
- Modern kitchen & bathroom
- Village property
- No onward chain!

Fernworthy Gardens is a quiet cul-de-sac on the edge of the popular village of Copplestone, there are great transport links with bus and train within easy walking distance. This lovely bungalow has the benefit of a large, level plot with a garage and parking for at least 3 vehicles and offers a great village life with the benefits of accessibility. Other bungalows nearby have extended and upgraded to create larger living spaces and this plot offers that flexibility (subject to the necessary permissions).

The kitchen has cream coloured shaker style fitted units with an eye level double oven and 4 ring gas hob, there is a built in fridge/freezer and space for a washing machine. The lounge has plenty of space for a dining table and large bay window giving a light filled open room. There are 2 good sized double bedrooms to the rear overlooking the garden and a modern white suite bathroom with shower over the accessible bath. There is uPVC double glazing throughout and gas central heating.





Outside to the front is a lawned area with a drive which has space for at least 3 vehicles and a garage with power and light, to the rear of the garage is a door leading to the back garden. The back garden can also be accessed via the side of the property and is laid to lawn with a patio area and timber garden shed.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2025/26 - £2227.80

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

Broadband within this postcode: Superfast 67Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Block

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.



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.

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.

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

From Crediton take the A377 in a Westerly direction, upon reaching the village take a right turn onto Bewsley Hill and right onto Fernworthy Park. Take an immediately left onto 20 Fernworthy Gardens and number 20 can be found along to the right.

For Sat Nav: EX17 5LY

What3Words: [///bookshop.decades.shrub](https://www.what3words.com/#!/bookshop.decades.shrub)







Approximate total area⁽¹⁾
70.5 m²

(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





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