

Kildare, Copplestone, EX17 5NG

Guide Price **£225,000**

Kildare

Copplestone, Crediton

- Beautifully renovated throughout
- Three-bedroom end terrace home
- Stunning Wren kitchen
- Stylish refitted bathroom
- Landscaped rear garden
- Large multifunctional garden studio
- Off-road parking
- Wood-burning stove
- Popular village location
- No chain

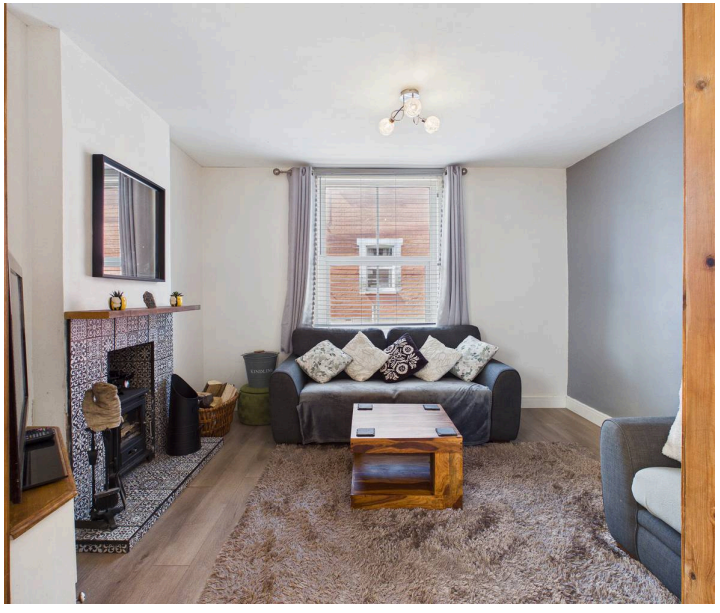
From the front, Kildare looks like a traditional village Victorian red brick cottage, but step inside and you'll quickly realise there's far more on offer than first impressions suggest.

Since purchasing the property, the current owners have carried out an impressive transformation, creating a stylish home that's ready to move straight into. It's not simply a case of fresh décor either. A superb Wren kitchen, beautifully refitted bathroom, new flooring throughout and a host of improvements behind the scenes have all contributed to creating a home that's as practical as it is attractive.

The accommodation is surprisingly spacious for a property of this style. The living room is a warm and welcoming space centred around a wood-burning stove, perfect for cosy evenings, whilst the adjoining dining room creates a natural flow through the ground floor, making it equally suited to everyday









family life and entertaining. Completing the ground for is the stylishly refitted family bathroom. The kitchen is undoubtedly one of the standout features. Recently replaced with a quality Wren kitchen, it offers generous storage, excellent workspace and a contemporary finish that complements the character of the property beautifully.

Upstairs are three bedrooms, continuing the standard of presentation found throughout the house.

Outside, the improvements continue. To the front is the convenience of off-road parking, whilst the rear garden is much longer than you might expect. Recently landscaped with porcelain paving, lawn and thoughtfully planted borders, it's designed to be enjoyed with plenty of space for children, gardening or simply relaxing in the sunshine.

At the far end of the garden sits a substantial timber building that adds another dimension to the property. Whether you're looking for a home office, gym, studio, workshop, hobby room or somewhere for teenagers to escape to, it's an incredibly versatile space that could easily adapt as your needs change.

The property is currently heated by the wood-burning stove, with no central heating system installed, giving buyers the opportunity to choose and install the heating solution that best suits their own preferences.

For buyers looking for a home where the hard work has already been done, both inside and out, Kildare offers a fantastic opportunity to simply move in and enjoy everything it has to offer.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Woodburner

Construction: Brick

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.

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.

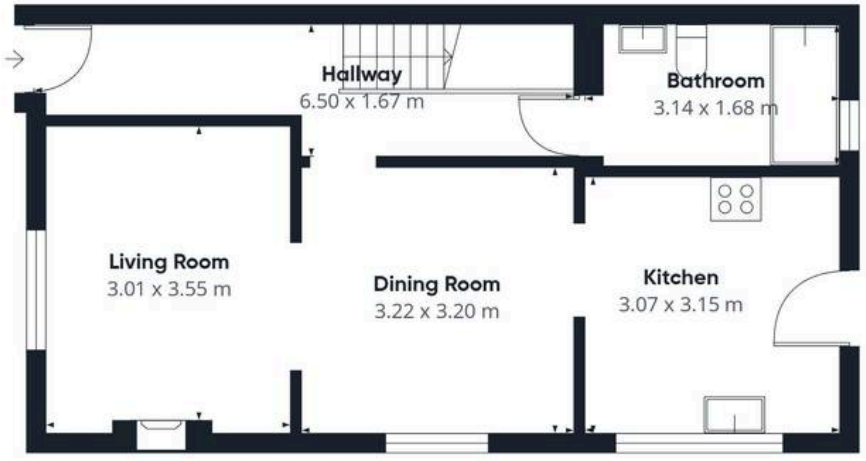
Broadband & Mobile Coverage:
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Digital Photo Enhancement/Virtual Staging:
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

HELMORES
SINCE 1879

Approximate total area(1)

84.2 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







Heating Type (Non-Mains):
We're informed by the seller that the property is heated via a woodburner. Buyers should confirm servicing arrangements and running costs.

Rights of Way:
We're informed by the seller that there is a pedestrian right of way for the neighbour along the back of the house. Buyers are advised to confirm details and legal status with their conveyancer.

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 : Use EX17 5NG or the what3words is ///watch.tend.nuptials

From Crediton, head into Copplestone and go through the lights and over the bridge, bearing right along the one way system. At the end of the one way, turn right and follow the road back over the bridge and the cottage 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.