



**85a Sunnymead, Copplestone, EX17 5NQ**

Guide Price **£200,000**

## 85a Sunnymead

Copplestone, Crediton, EX17 5NQ

- End Terrace property just 10 years old
- Garden front and back
- 2 double bedrooms
- Open plan kitchen/lounge/diner
- Village location
- Great transport links via bus and train
- Solar panels with feed-in tariff

Built just 10 years ago and being attached to an existing row of terrace properties, this home provides a great opportunity to be a part of this thriving village. Copplestone is well situated less than 5 miles from the market town of Crediton, there are great transport links with regular train and bus routes giving the best of both worlds with village life and an accessible location.

The downstairs is open plan with a kitchen area providing modern units, an oven and ceramic hob with space for fridge/freezer and washing machine, there's plenty of room for a dining table within this area opening up to the rear garden through patio doors. The living room section is spacious and has understairs storage and overlooks the front garden.





Upstairs the master bedroom is to the front with a large built in cupboard/wardrobe space, the 2nd smaller double is to the rear and the bathroom has a white suite bath with shower over. There is uPVC double glazing throughout and gas central heating. Solar units provide a feed-in tariff of around £50-£100 per quarter.

Outside to the front is an enclosed lawn area with access around the side to the rear patio garden, there is a handy garden shed and has flower borders. Plentiful parking can be found on street outside of the property.

Please see the floorplan for room sizes.

Current Council Tax: Band A - Mid Devon 2024/25 - £1582.39

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

Broadband within this postcode: Superfast 80mbps

Drainage: Mains drainage

Heating: Mains gas central heating

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.



**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.

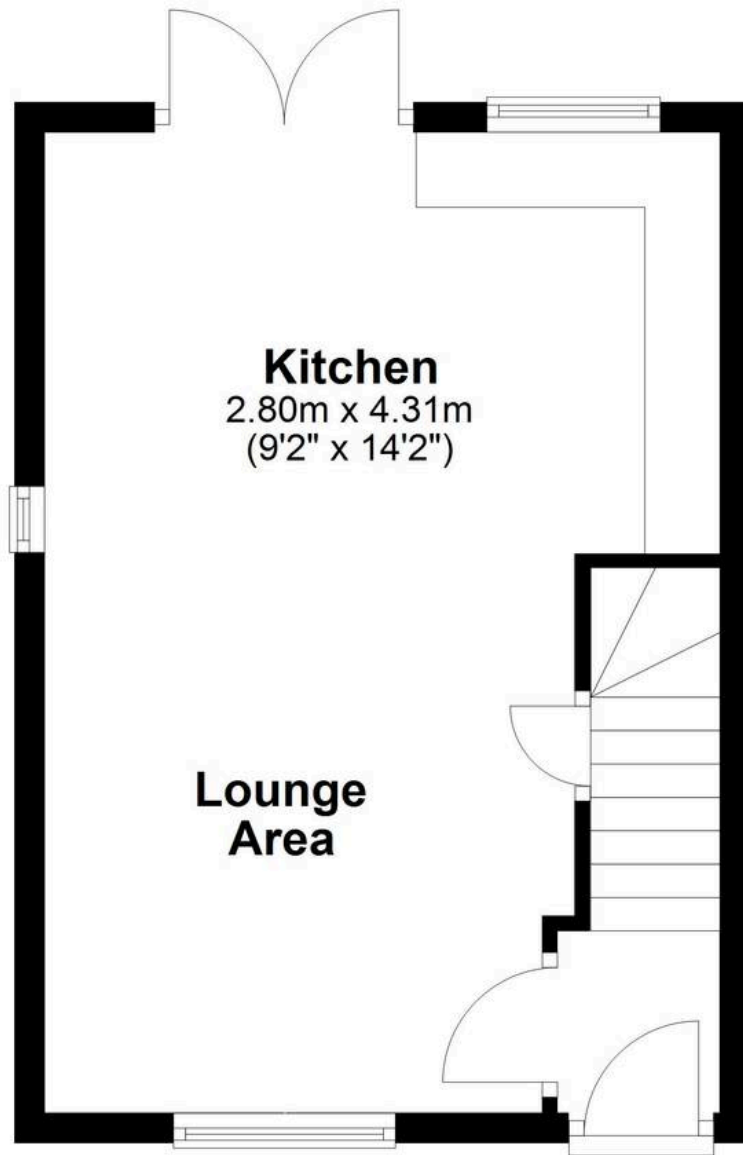
**DIRECTIONS :** From Crediton take the A377 in a westerly direction, upon reaching Coplestone take right turn at the cross up Bewsley Hill, take a left turn onto Sunnymead, proceed straight ahead and number 85a can be found straight ahead opposite the park.

What3Words: ///withdrew.trombone.castle



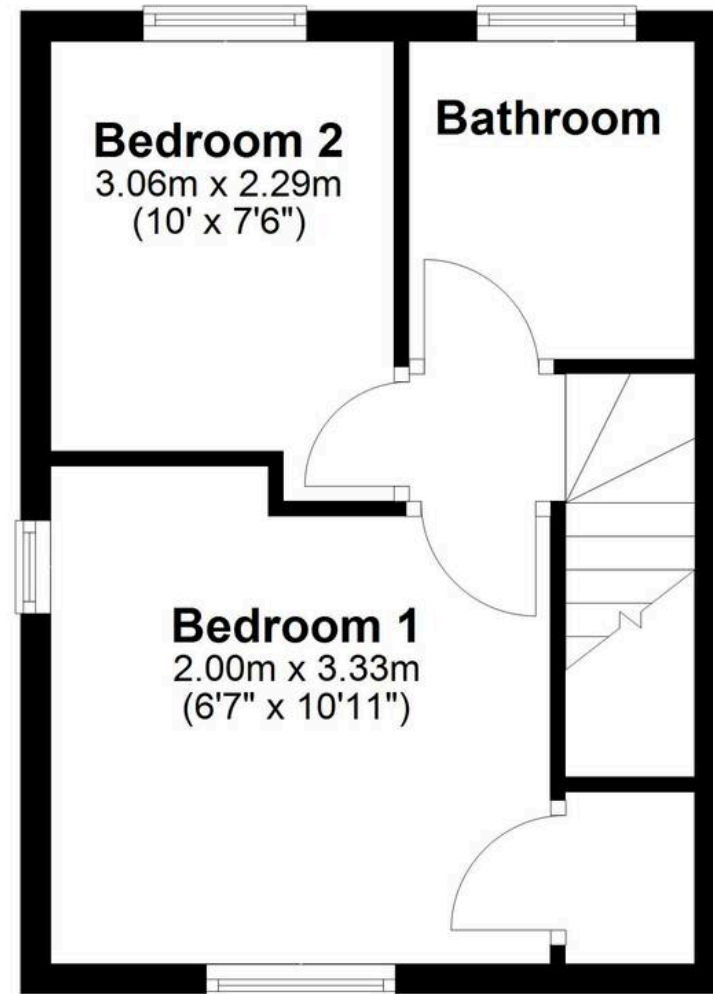
## Ground Floor

Approx. 28.8 sq. metres (309.7 sq. feet)



## First Floor

Approx. 26.9 sq. metres (289.9 sq. feet)



Total area: approx. 55.7 sq. metres (599.6 sq. feet)



## Helmores

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