



85 Sunnymead, Copplestone, EX17 5NQ

Guide Price **£220,000**

85 Sunnymead

Copplestone, Crediton

- Mid terrace home
- Popular village location
- 3 Bedrooms
- Recently redecorated
- Rear and front garden
- Large garden shed
- Short walk to train & bus
- Close to village amenities
- No onward chain

Recently redecorated and benefiting from gas central heating, this three-bedroom mid-terraced house offers straightforward, comfortable accommodation in a convenient village location.

The ground floor has a front-facing sitting room, while to the rear the kitchen and dining area form an open-plan space. The kitchen has a range of fitted units, an oven and four-ring ceramic hob, with space for a washing machine and fridge-freezer. A door from the dining area leads directly into the rear garden, making the outside space easily accessible for everyday use.

Upstairs, there are two good-sized double bedrooms, one to the front and one overlooking the rear, along with a single bedroom. The bathroom has a white suite with a shower attachment over the bath, and there is also a separate WC.





Outside, the front garden is laid to lawn with a pathway leading to the entrance. At the rear, the enclosed garden is mainly paved and includes a large shed, providing useful outdoor storage while keeping maintenance relatively straightforward.

The location is particularly practical, with the primary school, train station, bus stop and village shop all within walking distance. The train and bus services provide good connections, while the larger market town of Crediton is also close by.

This is a practical home that should appeal to buyers looking for convenience in a village setting.

Please see the floorplan for room sizes.

Current Council Tax: Band A - Mid Devon 2026/27 - £1756.68

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

Broadband within this postcode: Superfast 80Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Standard

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.



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.

Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, 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.

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 Copplestone, take a right turn at the cross onto Bewsley Hill. Take a left turn onto Sunnymead, continue along and the property can be found on the first right turn marked with a Helmores board.

For Sat Nav: EX17 5NQ

What3Words: ///dads.scaffold.bravo





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

85.8 m²

Reduced headroom

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Helmores

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