



99 Sunnymead, Copplestone, Crediton EX17 5NB

Guide Price £230,000

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99 Sunnymead

Copplestone, Crediton

- Semi-detached village house
- End of cul-de-sac position
- 3 bedrooms to first floor
- Living room and Kitchen/diner
- Rear porch/utility
- Mains gas
- Front and rear gardens
- Summer house and store
- Driveway parking with 3 cars
- No chain

Sunnymead is a collection of houses and bungalows occupying a central village location, ideal for the school, shop and public transport there's also a playpark nearby. This particular property is at the end of a small cul-de-sac and benefits from being the last house and next to a residents parking area.

The house is a semi-detached 3 bedroom property which is well built and being offered with no onward chain. The layout provides a welcoming hallway with understairs storage and a living room to the front. There's a mains gas fire with a back boiler in the living room providing heat to the radiators.





Across the back is a kitchen/dining room which overlooks the rear garden. There's also a useful porch/small utility on the back if using the back door. On the first floor are 3 bedrooms, 2 doubles and a single and there's a shower room and separate WC.

Outside is a long driveway with parking for at least 3 vehicles and the front garden sets the house back and is lawned with planted beds. There's a useful timber store at the end of the drive, ideal for garden equipment and bikes etc and there's a summer house too. The rear garden has paved pathways and raised beds.

Please see the floorplan for room sizes.

Council Tax: B (Mid Devon 2022/23 £1672.26)

Utilities: Mains water, electric, gas, telephone & broadband (up to 67mb)

Drainage: Mains drainage

Heating: Gas fired fire to living room with back boiler feeding some radiators

Listed: No

Tenure: Freehold



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COPPLESTONE is a 5-minute drive west of Crediton on the A377, a main route into the City of Exeter. A stone's throw to the southwest is Dartmoor National Park, renowned for its invigorating walks and sublime scenery. Previously a traditional farming hamlet, Copplestone has grown over the years, and now offers a fantastic selection of new-build, fully modern homes. This, coupled with its own primary school and locality to Queen Elizabeth's Community College in Crediton, makes it perfect for families moving to Devon. The village has a strong camaraderie between residents, with a local church holding many events. There is a 3m carved granite cross, found in the village centre of Saxon origin and steeped in mythology. There is also a shop/post office for convenience, and regular transport links (bus and train) towards Exeter, North Devon and Okehampton.

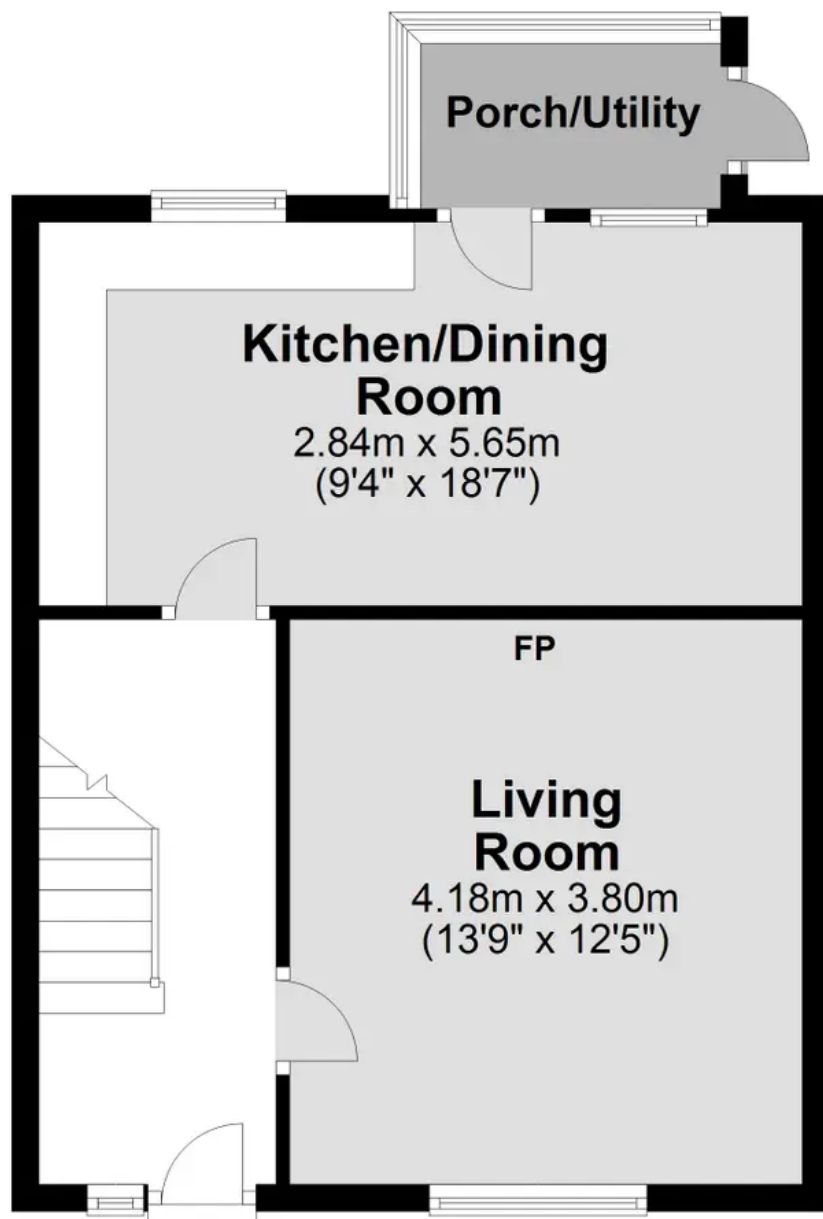
Directions

From the High Street, proceed out of the town along Western Road and after approx. 4 miles, you'll reach Copplestone. At the stone cross, turn right and immediately right again into Bewsley Hill and then first left into Sunnymead. Take the second right hand turn and No.99 will be found at the end on the left.



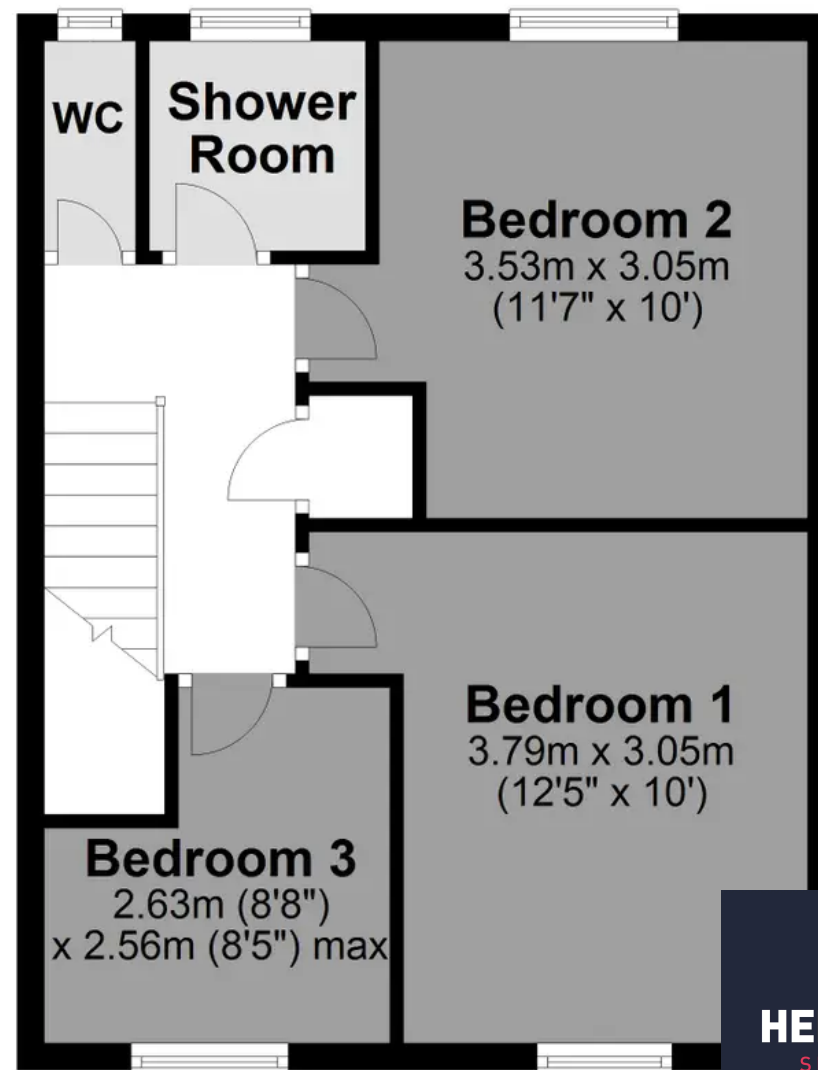
Ground Floor

Approx. 43.2 sq. metres (464.9 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.4 sq. feet)



Total area: approx. 85.1 sq. metres (916.3 sq. feet)

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