



## 3 Pennington Close, Copplestone, EX17 5NA

Guide Price £195,000

## 3 Pennington Close

Copplestone, Crediton

- Popular village cul-de-sac location
- Two double bedrooms
- West facing rear garden
- Parking for 2-3 vehicles with car port
- Kitchen/dining room overlooking the garden
- Walking distance to shop, school and railway station
- Potential to extend (subject to permissions)
- Ideal first home or investment
- Mains gas and uPVC double glazing
- Blank canvas ready to make your own

Copplestone continues to be one of Mid Devon's most sought-after villages, offering an excellent balance of village life and convenience. With a well-regarded primary school, village shop and post office, regular bus services and a railway station providing links to Crediton, Exeter and Barnstaple, it remains a popular choice for first-time buyers, families and downsizers alike.

Situated within a quiet cul-de-sac, 3 Pennington Close enjoys a level position within easy walking distance of all the village amenities, making it a practical and convenient place to call home.

The house itself offers a fantastic opportunity for a new owner to put their own stamp on things. Whilst perfectly functional and ready to occupy, it is something of a blank canvas, allowing buyers to modernise and personalise over time to suit their own tastes and requirements.





The accommodation is straightforward and well balanced. The living room sits to the front of the property, while across the rear is a kitchen/dining room overlooking and opening onto the garden, creating a lovely connection between the inside and outside space. Upstairs are two genuine double bedrooms along with the family bathroom.

Outside is where this property really stands apart from many similar homes. The west facing rear garden is larger than many buyers would expect for a property of this type and enjoys the afternoon and evening sunshine, making it a wonderful place to relax, entertain or simply enjoy the warmer months. The generous plot also offers potential for extension to the side or rear, subject to the necessary planning permissions and consents. To the side of the property is parking for two to three vehicles, with part of the parking area benefiting from a useful covered car port. A lawned front garden softens the approach and adds to the property's appeal.

Overall, this is an excellent opportunity to purchase a well-located village home with scope to improve, extend and add value over time, all within one of Mid Devon's most popular villages.

Please see the floorplan for room sizes.

Current Council Tax: Band A - Mid Devon

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

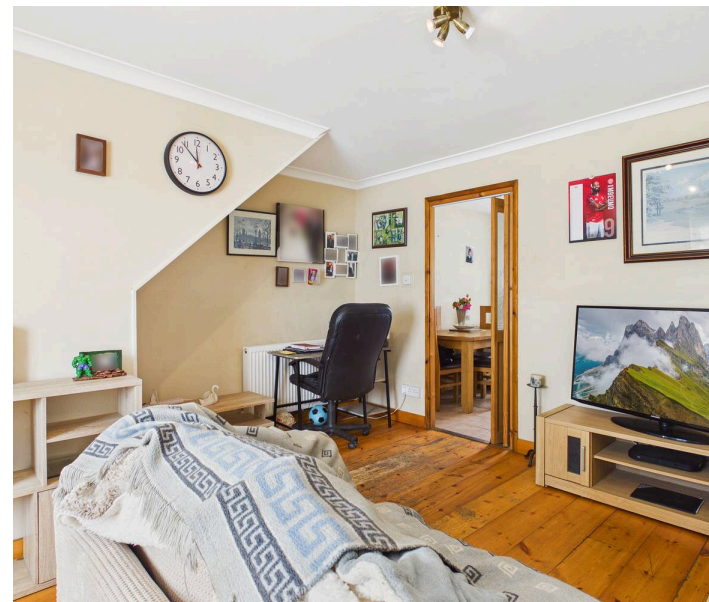
Broadband within this postcode: Superfast Enabled

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.

**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.

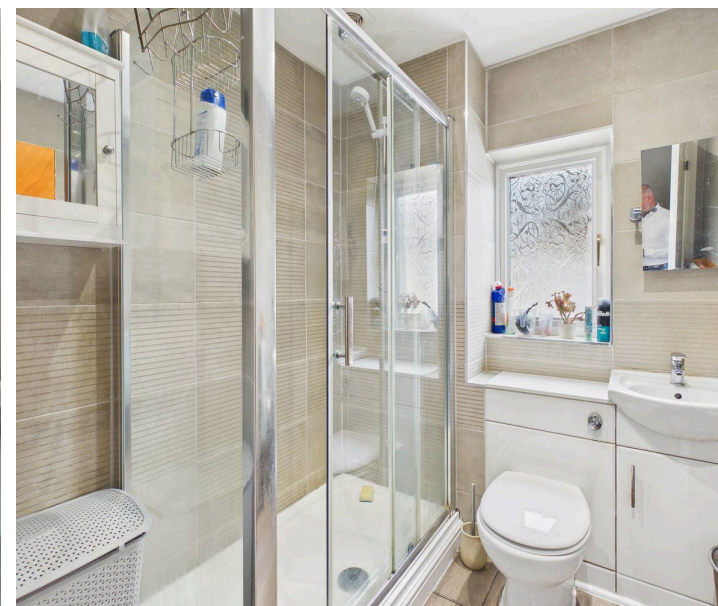
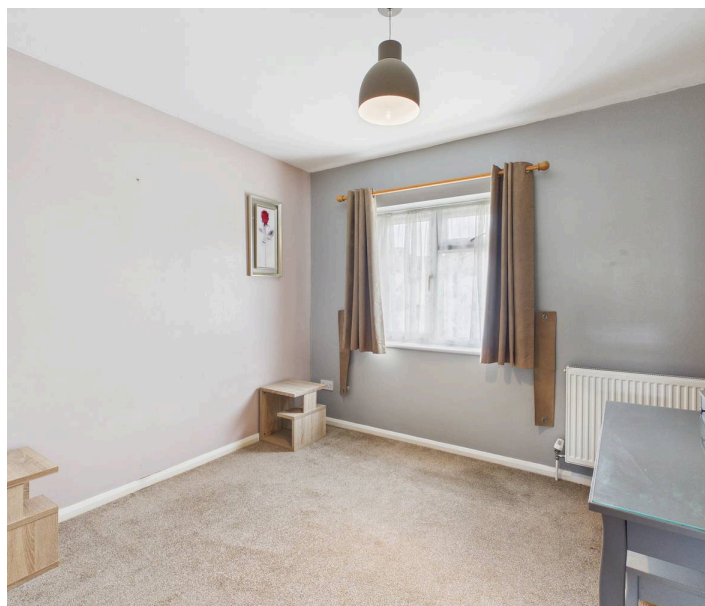
**Broadband & Mobile Coverage:**

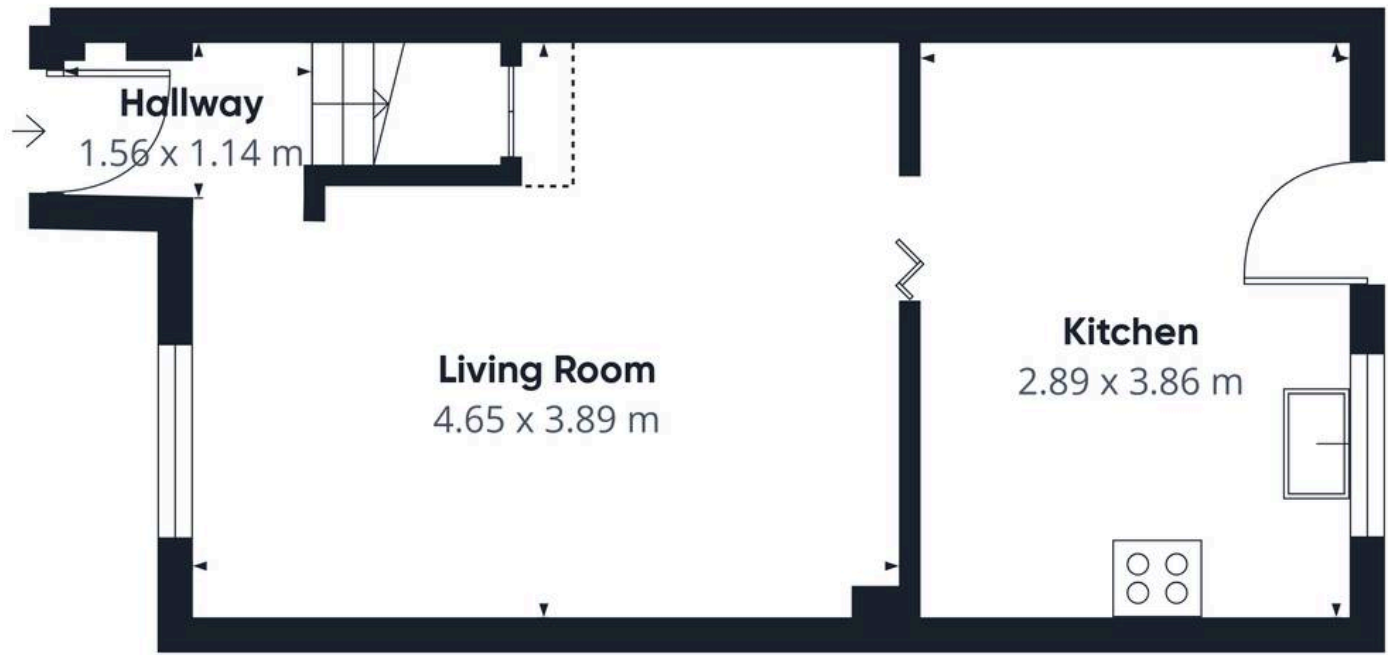
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

**Digital Photo Enhancement/Virtual Staging:**

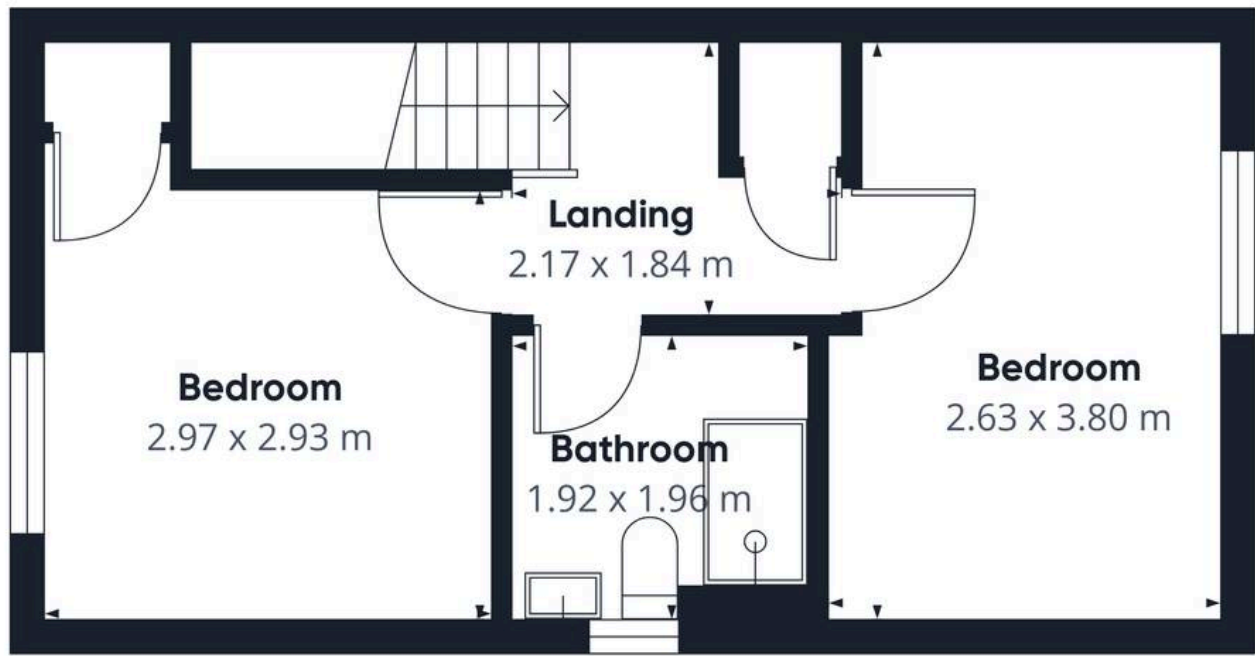
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings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

**DIRECTIONS** : Use EX17 5NA and the what3words is  
///balconies.prevented.stubbed





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
55.9 m<sup>2</sup>  
Reduced headroom  
0.3 m<sup>2</sup>

(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





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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.