



£230,000 Guide Price

Fernworthy Gardens, Copplestone, EX17 5LY

Detached House | 2 Bedrooms | 1 Bathroom

Landline:- 01392 469333



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# Step Inside

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## Key Features

- DETACHED HOUSE (only joined by garage)
- GAS CENTRAL HEATING
- MODERN KITCHEN
- MODERN BATHROOM
- UPVC DOUBLE GLAZING THROUGHOUT
- FULLY ENCLOSED GOOD SIZE SOUTH FACING REAR GARDEN
- GARAGE & DRIVEWAY TO THE SIDE OF THE HOUSE
- FREEHOLD
- COUNCIL TAX BAND C

## Main Particulars

\*2 Bedroom Detached House (Joined only by garage)\*FANTASTIC VILLAGE LOCATION\*CUL-DE-SAC\*GARAGE & DRIVEWAY\*GAS CENTRAL HEATING\*UPVC DOUBLE GLAZING THROUGHOUT\*FULLY ENCLOSED REAR GARDEN\*FREEHOLD\*COUNCIL TAX C\* IN NEED OF SOME DECORATIVE UPDATING\*

This link detached house (linked only by the garage) is found in the popular village of Copplestone. 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.

**Approach** - To the front the garden has been planted with a selection of flowering plants and shrubs and a pretty lawned area which sets it back from the road. There is also a driveway providing off-road parking and leading to the garage. In addition to the driveway there is a path leading to the upvc front door and into a small porch with a further upvc door into the lounge.

**Lounge** - Stairs to the first floor, window to the front aspect, TV point, Ariel point, phone point, radiator, gas fire, archway to kitchen/diner

**Kitchen/Diner** - The kitchen/diner is fitted with a modern range of high gloss wall and base units with rolled edge wood effect work surfaces, gas hob with glass splashback, Integrated double electric oven, dishwasher, space for fridge/freezer, washing machine and dining table, inset one and a half stainless steel drainer sink unit with mixer taps, boiler hidden in a fitted cupboard. vinyl flooring, UPVC double glazed window to the rear aspect, upvc door to the rear garden.

### First Floor....

**Bedroom 1** - Double bedroom, fitted wardrobes, two windows to the front aspect, phone point, radiator, carpet flooring.

**Bedroom 2** - Double bedroom, window to the rear aspect, radiator, carpet flooring

**Family Bathroom** - Spacious bathroom, airing cupboard, good size shower cubicle, vanity sink unit, low level toilet, heated towel rail, vinyl flooring.

**Outside** - The rear garden is easy to maintain with a patio area, access to the attached garage via the garden, a lawned area with small earth borders containing trees and shrubs, a pathway to the side of the house, a shed and a gate giving you access to the front of the property.







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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY



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