



10 Bassetts Close, Coplestone, EX17 5PH

Guide Price £365,000

A fantastic opportunity to purchase this substantial four bedroom detached property situated within a sought-after cul-de-sac in the village of Coplestone.

Winkworth

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Exeter: 01392 271177
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Situated within the extremely popular development of Bassetts Close, is this substantial four bedroom detached family home. The property is presented in beautiful order and offers underfloor heating throughout, two enclosed garden areas, parking for several vehicles and a garage.

Internally, the accommodation briefly comprises a spacious staircase entrance hall with downstairs cloakroom, large reception room with patio doors opening onto one of the garden areas, and a well equipped and open plan kitchen / dining room.

On the first floor there are three good sized bedrooms and a dressing room/nursery. The master bedroom benefits from an en-suite shower room and gives access to the fourth bedroom which is currently being used as a dressing room but could quite easily be turned back into a self-contained bedroom.

Outside, to the front of the property, you benefit from ample parking and a garage. Both enclosed gardens are level and laid mostly to lawn, with areas of astroturf, perfect for ease of maintenance.

DIRECTIONS: Upon entering Coplestone from Crediton, turn right at The Cross, right again onto Bewsley Hill and then left into Sunnymead. Follow this road along passing the play park on your left, then turn left into Wrights Drive, follow the road to the right and 10 Bassetts Close will be found at the end.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



AT A GLANCE:

- Substantial Detached Residence
- Four Bedrooms
- Gas Central Heating
- Underfloor Heating Throughout
- Light & Open Accommodation
- Two Enclosed Level Gardens
- Ample Parking & Garage
- Desirable Village Location
- Close To Amenities & Transport Links

PROPERTY INFORMATION:

- COUNCIL TAX: Band D
- SERVICES: Mains Electric, Water & Drainage. BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach April 24.
- MOBILE SIGNAL: You Are Likely To Have Good Coverage
- HEATING: Gas Central Heating
- LISTED: No
- TENURE: Freehold

Please refer to agent for more information on rights and restrictions in the title.

FLOODING RISK - High risk of surface water flooding - High risk means that this area has a chance of flooding of greater than 3.3% each year.

NOTE: The property is owned by a family member of staff at Winkworth.

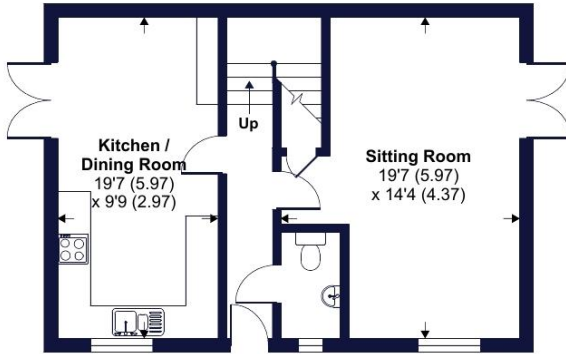
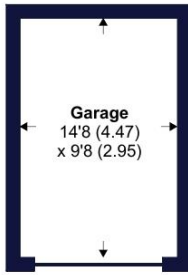
Bassetts Close, Coppleshone, Crediton, EX17

Approximate Area = 1114 sq ft / 103.5 sq m

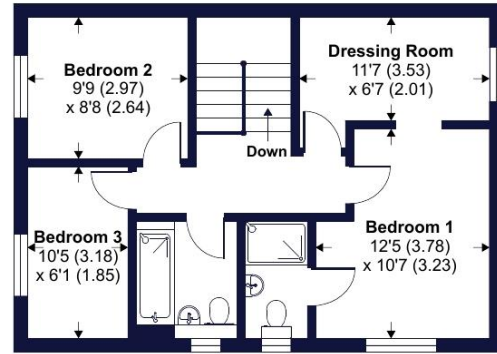
Garage = 142 sq ft / 13.2 sq m

Total = 1256 sq ft / 116.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1079976

Winkworth

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
79	89
England, Scotland & Wales	
EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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