



37 Fernworthy Park, Copplestone, EX17 5LX

Guide Price £315,000

A beautifully extended link-detached home situated at the far end of a quiet no-through road, backing onto open fields. This spacious and adaptable property is ideal for families, offering up to four bedrooms, a stunning garden, and off-road parking.

Winkworth

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Positioned at the edge of Coplestone in a peaceful area, this home provides easy access to countryside views and local amenities. The former garage has been professionally converted to provide an additional fourth bedroom or playroom, along with a utility that overlooks the garden. These rooms can be combined to create a larger space if desired. The property benefits from modern comforts, including double glazing, mains gas central heating, and solar PV panels for energy efficiency and reduced running costs.

The generous open-plan living and dining area offers ample space for relaxation and entertaining, with direct access to the garden. The fitted kitchen is well-appointed, complemented by a convenient ground floor WC and entrance porch. Upstairs, a bright landing leads to three well-proportioned bedrooms and a family bathroom, complete with a shower over the bath.

Outside, the property features a lawned front garden and a thoughtfully designed rear garden with a decked seating

area. Off-road parking is available for two vehicles, adding convenience to this already desirable home.

This fantastic home truly offers everything a modern family could need – a superb location, flexible living spaces, and stunning outdoor areas.

DIRECTIONS: Using the What3Words App, search [jiffy.swooning.lawns](https://www.what3words.com/)

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 £25 is levied for each verification undertaken.

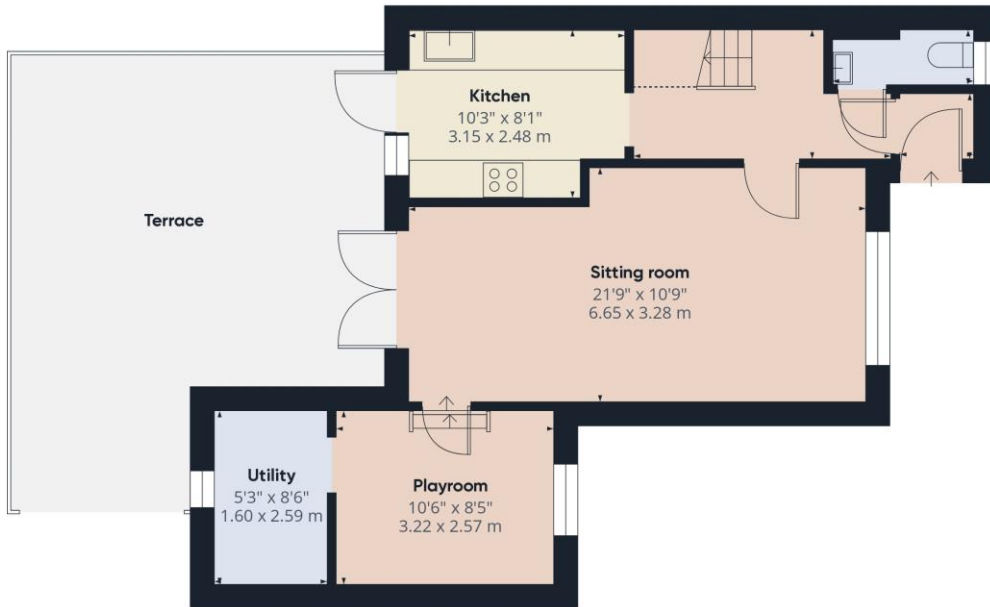


AT A GLANCE:

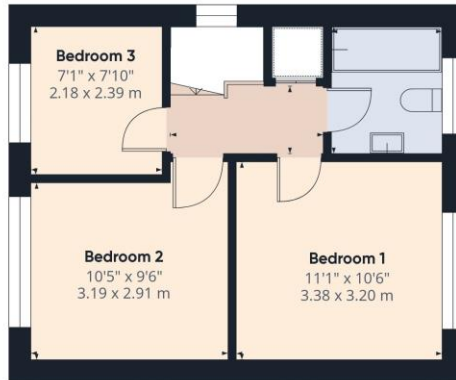
- Link-Detached Family Home
- Three/Four Bedrooms
- Gas Central Heating
- Flexible Accommodation
- Light & Modern Throughout
- Large Enclosed Garden With Decked Terrace
- Backing Onto Open Fields
- Off Road Parking
- Sought After Village Location

PROPERTY INFORMATION:

- COUNCIL TAX: Band C
- LOCAL AUTHORITY: Mid Devon
- SERVICES: Mains Electric & Water
- DRAINAGE: Mains Drainage
- BROADBAND: Part-Fibre Broadband Available
- FTTC (Fibre to the Cabinet).
- MOBILE SIGNAL: Coverage With Certain Providers
- HEATING: Gas Central Heating
- LISTED: No
- TENURE: Freehold
- CONSTRUCTION: Standard
- CONSERVATION AREA: No
- FLOOD RISK: Low



Ground



Floor 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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