



2 Mill Avenue, Copplestone, EX17 5HS

Guide Price £170,000

Offered with no onward chain is this very well presented and recently redecorated two bedroom coach house situated in a sought after and quiet village edge location, close to transport links and amenities.

Winkworth

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Exeter: 01392 271177
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This semi-detached freehold coach house is situated within a sought after cul-de-sac, in the popular village of Coplestone and within walking distance of the train station, shop, primary school and transport links.

Internally, the accommodation is well-presented and includes two double bedrooms, modern fitted kitchen with base and wall units providing ample cupboard and drawer space, light and spacious living room and white suite bathroom comprising panelled bath with shower over, low level WC and pedestal wash basin. The property has mains gas central heating and uPVC double glazing throughout.

There are four car ports underneath, one dedicated for use by the property (left of the front door), remaining three under a 999 year lease to adjacent properties. The freehold of all four car ports sits with this property.

Transport links are fantastic, with the train station located just moments down the road from the property which provides easy and direct access to Exeter and Barnstaple on the Tarka Line. The property is also located in close proximity to Dartmoor National Park, offering unparalleled

access to its stunning landscapes, walking trails, and outdoor adventures.

The property is accessed via the main front door with stairs leading to the first floor accommodation.

DIRECTIONS From Crediton head West on the A377 for 4 miles. Continue through Coplestone village centre bearing right at the traffic lights to stay on the A377. As you leave the one way system turn right into Bishops Drive and follow this road down turning left opposite the train station. The property can be found at the top of this road on the right hand side.

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:

Attractive Coach House
Two Bedrooms
Gas Central Heating
Recently Redecorated Throughout
Modern Fitted Kitchen & Bathroom
Carport
Sought After Village Location
Excellent Transport Links
No Onward Chain

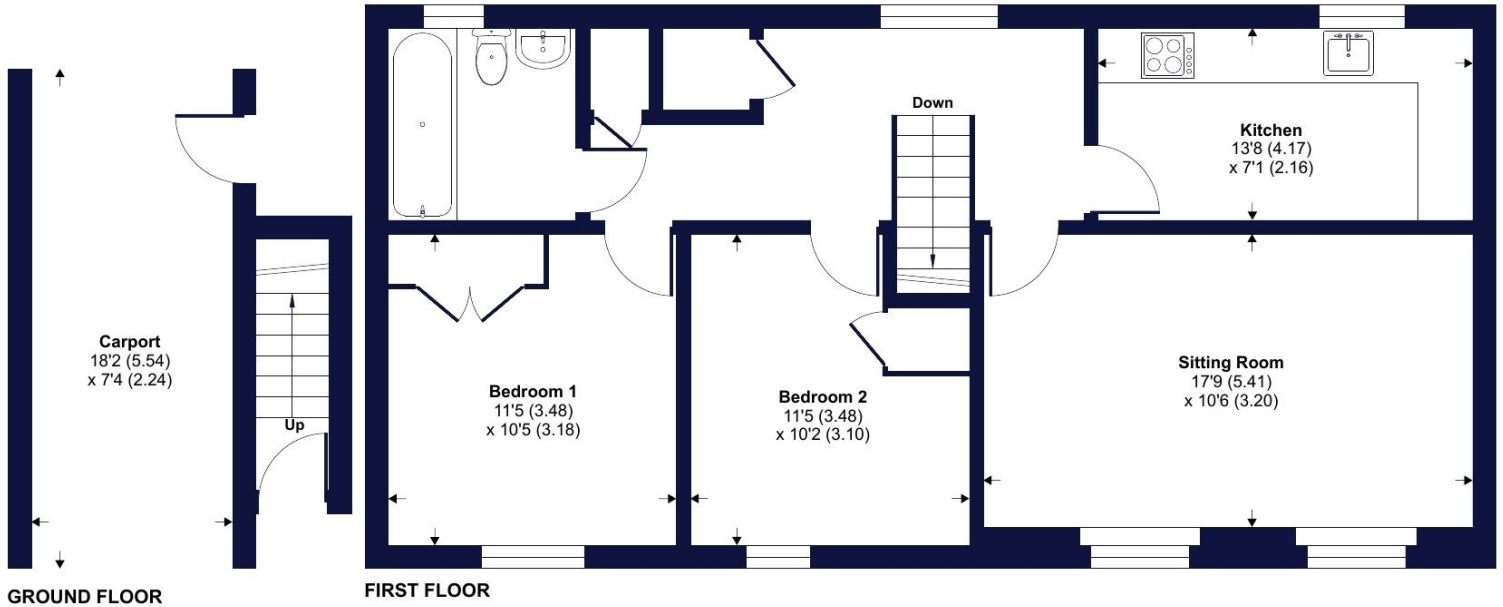
PROPERTY INFORMATION:

COUNCIL TAX: Band B
SERVICES: Mains Electric, Water & Drainage.
BROADBAND: Ultra-Fast Broadband Available FTTP (Fibre to the Premise).
MOBILE SIGNAL: Coverage May Be Limited With Certain Providers
HEATING: Mains Gas Central Heating
LISTED: No
TENURE: Freehold.
LOCAL AUTHORITY: Mid Devon District Council
EPC: C/77

Mill Avenue, Coppleshone, Crediton, EX17

Approximate Area = 768 sq ft / 71.3 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1073686



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(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	

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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