



30 Bevin Square, Copplestone, EX17 5EJ

Guide Price £245,000

Built in 2020, this beautifully presented semi-detached home offers modern living with two spacious double bedrooms.

Winkworth

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Exeter: 01392 271177
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The property has been exceptionally maintained and presents a fantastic opportunity for buyers seeking a nearly new, move-in ready home.

Located in the village of Copplestone, just a short drive from Crediton and Exeter, this home combines contemporary living with a peaceful rural setting, perfect for a range of buyers.

The ground floor features a stylish open-plan kitchen, complete with integrated appliances including a separate fridge/freezer, full-size dishwasher, washer/dryer, double oven, and induction hob. The kitchen seamlessly flows into the lounge/diner, with double doors opening out to the garden, creating a bright and inviting space. Practicality is also a key feature of the home, with a utility cupboard offering power and light, as well as understairs storage.

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.

Upstairs, you'll find two well-sized double bedrooms and a modern family bathroom, providing ample space for comfortable living.

The rear garden is laid to lawn with a patio area for outdoor dining, attractive flower beds, an area of decking as well as garden shed. A side gate provides access to the two private parking spaces located directly next to the house, adding convenience to this lovely home.



AT A GLANCE:

- Newly Built Semi-Detached House
- Two Double Bedrooms
- Gas Central Heating
- Open Plan Accommodation
- Beautifully Presented Throughout
- Parking For Two Vehicles
- Sought After Village Location

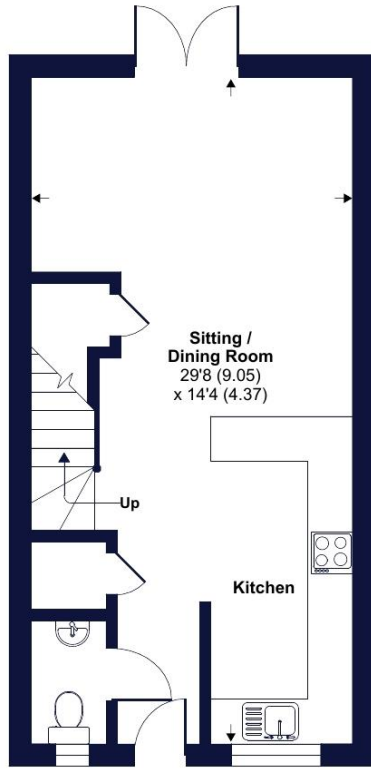
PROPERTY INFORMATION:

- COUNCIL TAX: Band B
- SERVICES: Mains Electric, Water & Drainage.
- BROADBAND: Ultrafast Broadband Available. FTTP (Fibre to the Premises). Checked on Openreach.
- MOBILE SIGNAL: Coverage With Certain Providers
- HEATING: Mains Gas Central Heating
- LISTED: No
- TENURE: Freehold

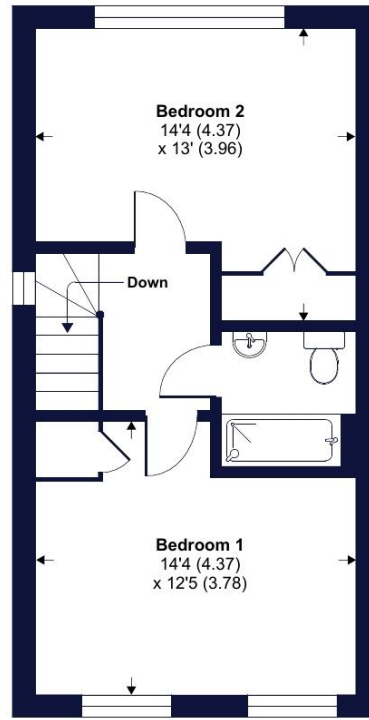
Bevin Square, Copplestone, Crediton, EX17

Approximate Area = 850 sq ft / 78.9 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: 1191083

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			118
(92+)	A		
(81-91)	B	84	
(69-80)	C		
(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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