



Mill Avenue, Copplestone, EX17 5HS

£295,000

Positioned at the end of a quiet terrace in Copplestone, Mill Avenue is a spacious five-bedroom townhouse with views over a communal green space. Not overlooked and featuring a double-length carport, this property provides exceptional privacy and practicality.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk
Tiverton: 01884 675 675
tiverton@winkworth.co.uk



Ideal for larger families or those seeking versatile living space, it offers five generous bedrooms, an expansive open-plan living area, and a private rear garden. With no onward chain, this home is ready for immediate occupancy, combining the tranquillity of village life with modern convenience.

Accommodation:

Entrance Hall: Spacious entrance hallway leading to the main living areas and kitchen.

Living/Dining Room: A generous, light-filled area that comfortably accommodates both living and dining furniture, creating an ideal space for family gatherings.

Kitchen: Modern kitchen equipped with a range of wall and base units, integrated appliances, and ample worktop space.

First Floor:

Bedroom One: Spacious master bedroom with space for wardrobes and furnishings.

Ensuite: Well-appointed featuring a shower, WC, and washbasin.

Bedroom Two: Another large bedroom, ideal for guests or use as a second master.

Second Floor:

Bedroom Three: Spacious double bedroom with flexibility for various layouts.

Bedroom Four: Comfortable bedroom suitable as a guest room, nursery, or study.

Bedroom Five: Additional room, ideal for a home office or hobby room.

Second Bathroom: Conveniently placed bathroom on the upper floors with modern fixtures.

Outside:

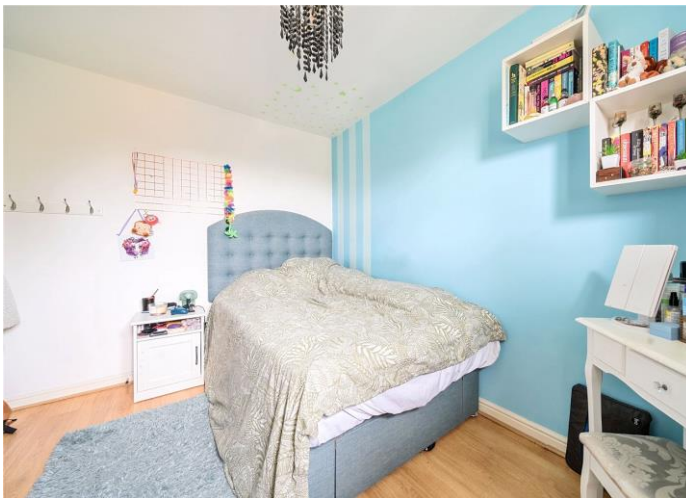
Front Aspect: Overlooks a scenic communal green space, providing a lovely outlook and enhancing privacy.

Rear Garden: A private rear garden laid out as a 3 tier-terraced patio, ideal for family activities and relaxation.

Double-Length Carport: Provides ample, parking for two vehicles.

Location:

Mill Avenue is situated in the picturesque village of Coplestone, which provides a strong sense of community and easy access to amenities. The local area features a primary school, post office, village store, with the train station offering regular services to Exeter and Barnstaple. Nearby towns like Crediton are a short drive away, and Exeter's vibrant city centre is easily accessible by road and rail, providing a range of amenities, shops, and dining options.



AT A GLANCE:

- Five Bedrooms
- Expansive Living/Dining Area
- Modern Kitchen
- Private Rear Garden
- Double-Length Carport
- Scenic Views
- No Onward Chain
- Convenient Village Location

PROPERTY INFORMATION:

- COUNCIL TAX: Band D
- SERVICES: Mains Electric, Water & Drainage.
- BROADBAND: Ultrafast Full Fibre Broadband available
- MOBILE SIGNAL: You are likely to have coverage
- TENURE: Freehold

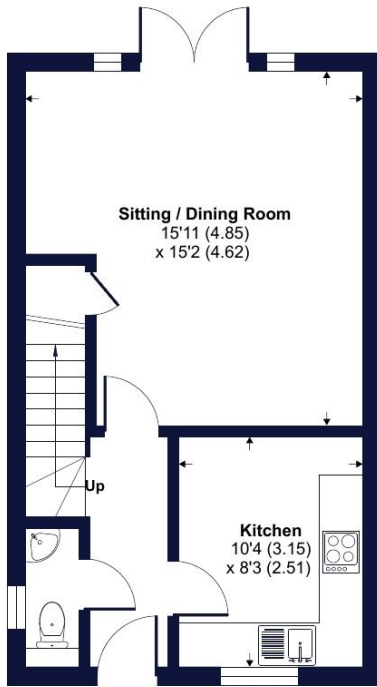
PLEASE NOTE: Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the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



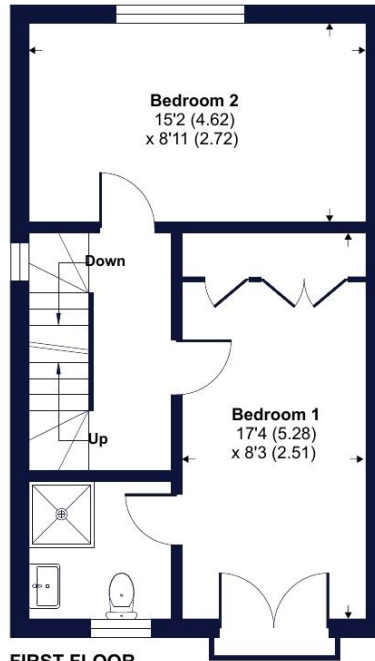
Mill Avenue, Copplestone, Crediton, EX17

Approximate Area = 1219 sq ft / 113.2 sq m

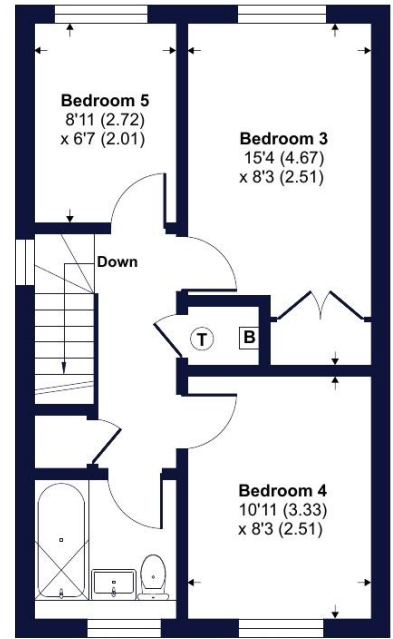
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Winkworth. REF: 1205013

Winkworth

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk