



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

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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:

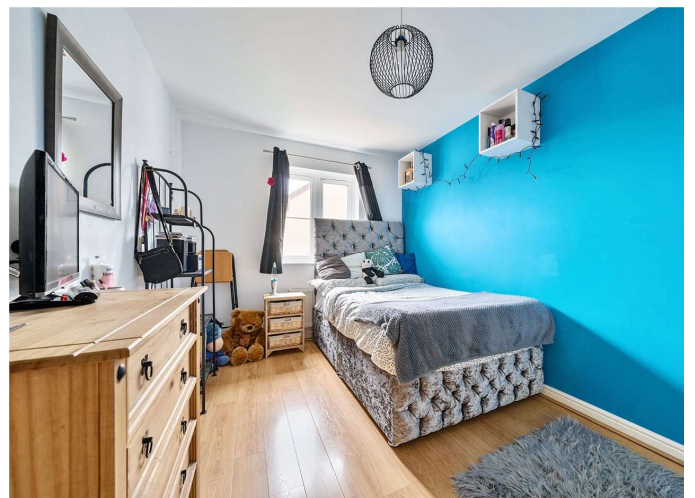
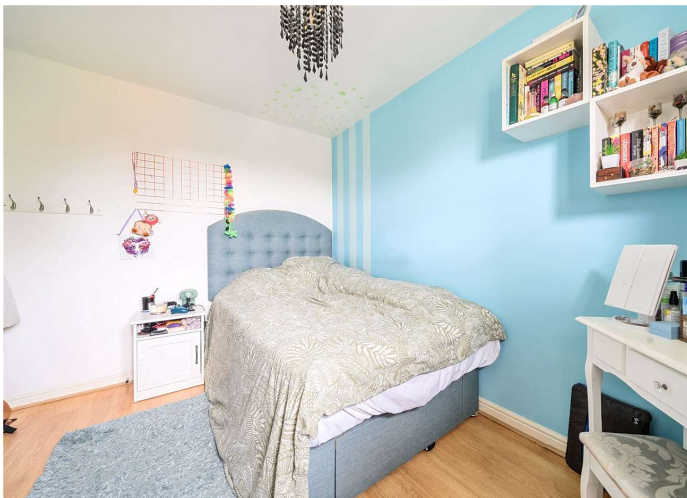
Front Aspect: Overlooks a scenic communal green space, providing a lovely outlook and enhancing privacy.

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:

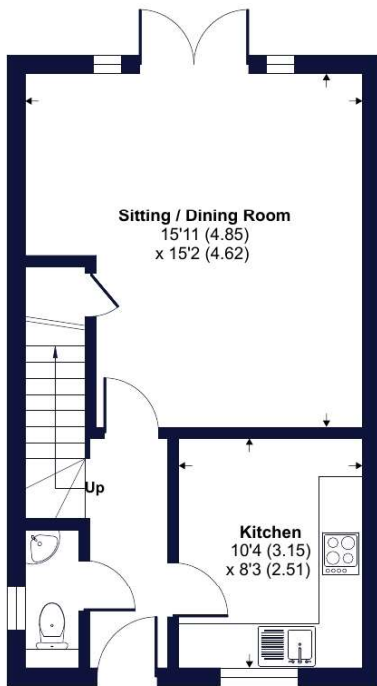
- Five Bedrooms
- Expansive Living/Dining Area
- Modern Kitchen
- Private Rear Garden
- Double-Length Carport
- Scenic Views
- No Onward Chain
- Convenient Village Location



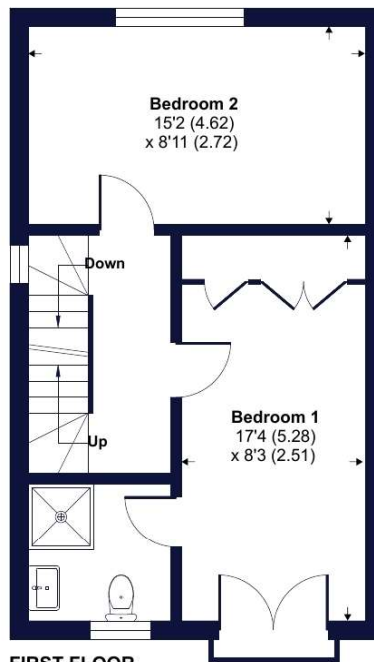
Mill Avenue, Coplestone, Crediton, EX17

Approximate Area = 1219 sq ft / 113.2 sq m

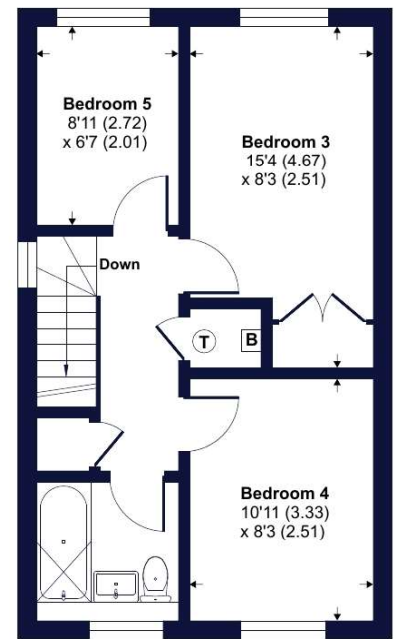
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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

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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

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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		

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