

Sunnymead

Copplestone, Crediton, Devon, EX17 5NQ

Asking Price £295,000

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Description

This extended family home is situated at the end of a quiet cul-de-sac and boasts entrance porch, hallway with cloakroom, store and cloaks cupboard, sitting room, 16'4 triple aspect family room, kitchen/dining room, four bedrooms plus dressing room and family bathroom. Outside there are lovely gardens and parking to the front.

Entrance porch with a door to the inner hall which includes the downstairs cloakroom, walk in cloaks cupboard and further store, stairs to the first floor and a door to the kitchen. A further door leads to the sitting room with a PVCu double glazed window to the front and connecting door to the modern kitchen/diner with wall and base units and built in appliances. The dining area leads through to a good size, triple aspect family room with double patio doors to the side and an open outlook to the front.

The first floor consists of the landing which gives access to three of the bedrooms and family bathroom with a further door to a dressing room which in turn leads to the master bedroom with aspects to the front and rear.

Outside there is parking to the front with steps leading to the front garden and a gate to the side garden with doors to the family room. The enclosed rear garden is lawned with a patio and garden sheds, offering plenty of storage.

Location

Copplestone is a popular Mid Devon village adjoining the A377 Exeter / Barnstaple road about 4 miles west of Crediton. The Cathedral City of Exeter is about 12 miles to the south east with excellent communications including the M5 motorway, main line rail stations and its airport to the east of the city. To the south west and the north east of Copplestone are the National Parks of Dartmoor and Exmoor. The village has an old Inn, post office / general stores and a modern primary school. There is a bus service through the village to Exeter via Crediton.





Directions

What3words: ///back.octagonal.armful



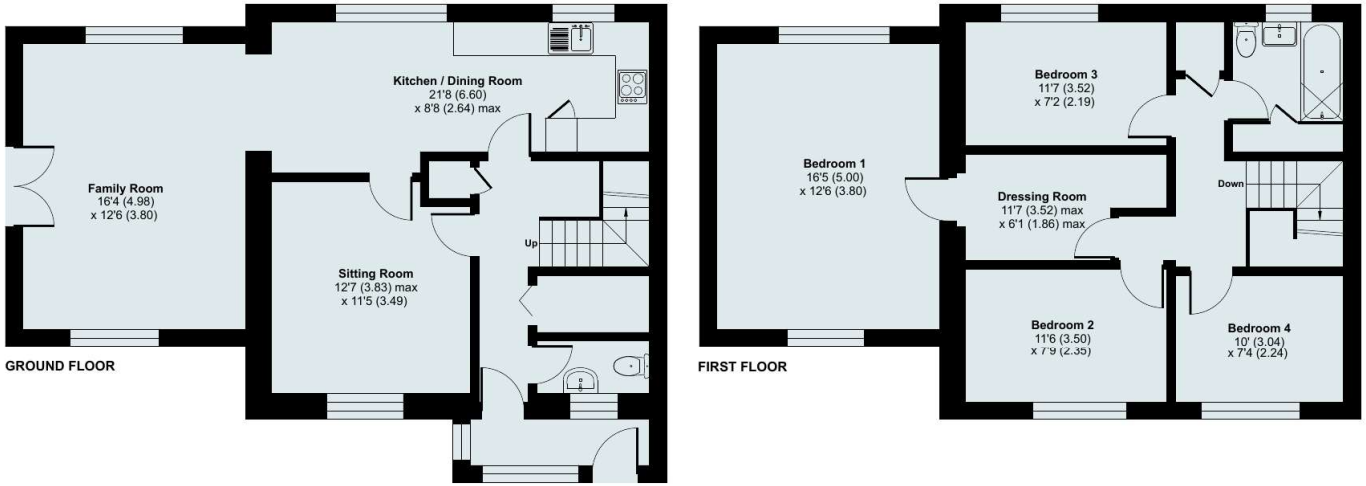
Material Information

- EPC Rating: C
- Mains electricity, gas, water and drainage
- Mains gas central heating and hot water
- Mid Devon District Council - Band B
- Freehold
- Driveway parking to the front

Sunnymead, Copplestone, Crediton, EX17

Approximate Area = 1444 sq ft / 134.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Bradleys. REF: 1385583

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