



18 Bewsley Hill, Copplestone, EX17 5NU

Guide Price £260,000

A spacious and modern three bedroom semi-detached family home situated in a sought after village location with large gardens and ample off road parking.

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



Introducing this three bedroom semi-detached family home located in Copplestone, close to the local primary school, shop with post office and public transport links. This modern property has been tastefully updated throughout by the current owner.

Located in the tranquil village of Copplestone, 18 Bewsley Hill offers a blend of rural charm and modern convenience. The property is close to local amenities, schools, and transport links, making it a suitable choice for families seeking a peaceful yet connected lifestyle.

Inside, you'll find a spacious living room which opens into the dining area, filled with natural light, offering a comfortable space complete with woodburning stove. The recently fitted kitchen is well equipped with a range of base and wall units providing ample storage space. The home includes three generous bedrooms, as well as a contemporary family bathroom.

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.

Outside, the property features large gardens both front and rear. The south facing enclosed side garden enhances the home's appeal, while the expansive rear garden provides a private outdoor space ideal for various activities and leisure. Additionally, there is ample parking space.



AT A GLANCE:

- Modern Family Home
- Three Bedrooms
- Gas Central Heating
- Beautifully Presented Throughout
- Updated By Current Owner
- Large Enclosed Gardens
- Parking
- Popular Village Location
- Close To Amenities

PROPERTY INFORMATION:

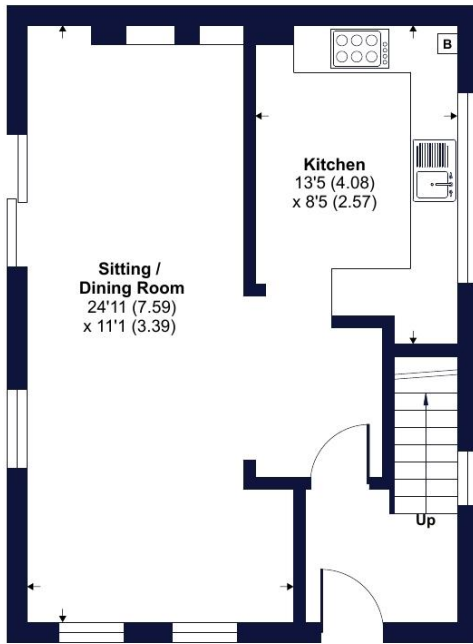
- COUNCIL TAX: Band B
- SERVICES: Mains Electric, Water & Drainage.
- BROADBAND: Superfast Broadband Available FTTC (Fibre To The Cabinet). Checked on Openreach.
- MOBILE SIGNAL: Coverage May Be Limited With Some Providers
- HEATING: Mains Gas
- LISTED: No
- TENURE: Freehold



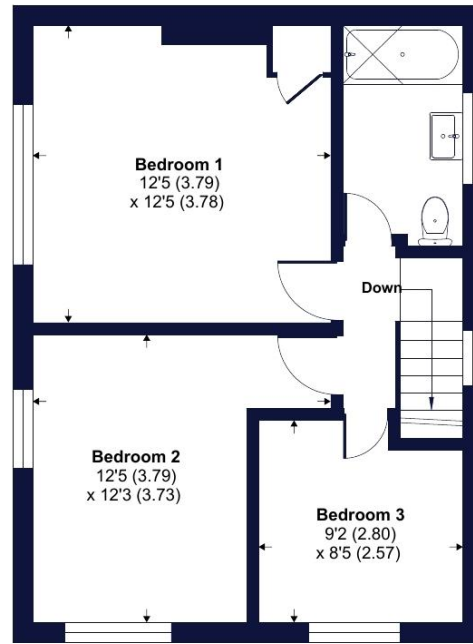
Bewsley Hill, Copplestone, Crediton, EX17

Approximate Area = 894 sq ft / 83 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: 1160882

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92+)			
B (81-91)			85
C (69-80)		70	
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
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.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

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