



## 4 Station Terrace, Copplestone, Crediton, EX17 5NF

Guide Price £425,000

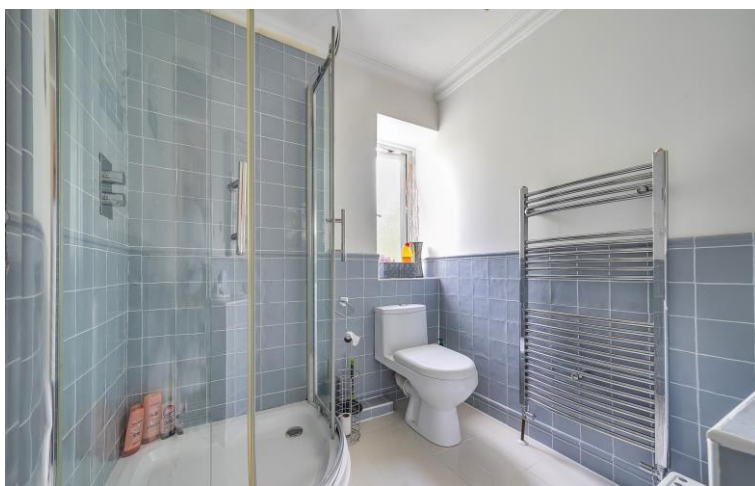
Welcome to Station Terrace, a charming and beautifully presented three / four bedroom terraced house situated in the heart of the picturesque village of Copplestone. A standout feature of this property is the large double garage with a spacious room above, offering potential for conversion into an additional dwelling.

**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



Upon entering the property, there is a welcoming hallway with WC leading to a spacious and bright living room featuring a charming fireplace, a large dining room perfect for entertaining, and a stylish and modern kitchen which is equipped with high-quality appliances, ample storage, and counter space. There is a conservatory at the rear with bi-fold doors that open out to the private rear garden.

Upstairs, the property boasts three well-proportioned bedrooms, each offering ample space and natural light. The master bedroom benefits from an en-suite bathroom and a large dressing room which could be used as a fourth bedroom if required. The family bathroom is tastefully decorated and features a walk in shower cubicle, washbasin, and a WC.

A significant feature of this property is the large double garage, providing secure parking and additional storage. Above the garage is a spacious room, currently being used as a home office but presents a fantastic opportunity for conversion into an additional dwelling subject to the necessary planning permissions. The private rear garden is another standout feature with a substantial level area laid mostly to lawn with a patio area adjoining the house, complete with your very own hot tub! There is also a garden shed providing additional storage. To the front of the

property, there is another generous area of garden with an outdoor seating area.

4 Station Terrace is located in the desirable village of Coplestone, which offers a range of local amenities including shops, schools, and recreational facilities. The property is just a short walk from the Coplestone railway station, providing excellent transport links to Exeter and beyond. The nearby A377 also offers easy access to the surrounding countryside and major road networks.

This is a very special and unique property, and a viewing is highly recommended to appreciate what is on offer here!

#### 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.



#### AT A GLANCE:

Beautifully Presented End Terrace Property

Three / Four Bedrooms

LPG Heating

Woodburning Stove

Presented In Superb Order Throughout

Double Garage With Potential For Conversion

Large Enclosed Gardens

Ample Parking

Sought After 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 June 24.

MOBILE SIGNAL: Limited Coverage

HEATING: LPG Heating

LISTED: No

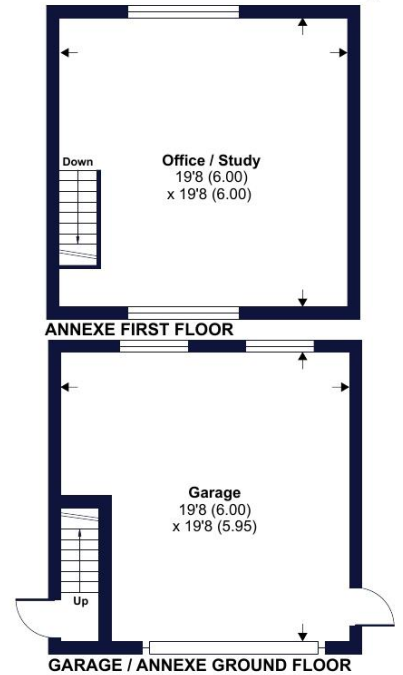
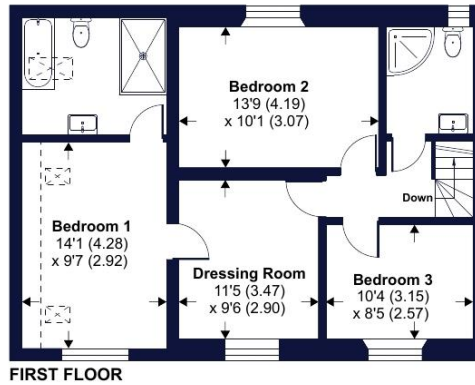
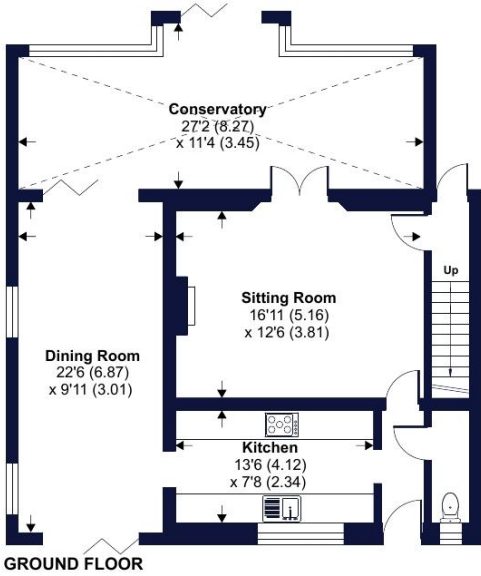
TENURE: Freehold

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Approximate Area = 1617 sq ft / 150.2 sq m  
 Limited Use Area(s) = 20 sq ft / 1.8 sq m  
 Annexe = 412 sq ft / 38.2 sq m  
 Garage = 353 sq ft / 32.7 sq m  
 Total = 2402 sq ft / 222.9 sq m

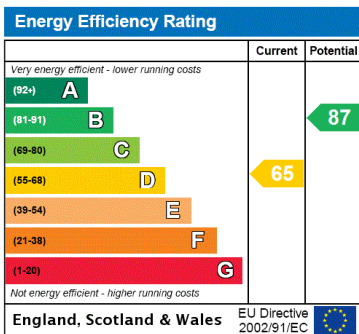
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1150102

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