



## Loram Cottage, Copplestone, Crediton, EX17 5NL

£360,000

A four bedroom link-detached cottage! In a level village location, with spacious accommodation, a fantastic private rear garden, ample parking & double garage.

**Winkworth**

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Loram Cottage offers great accommodation throughout, there are four bedrooms on the first floor, a large bath & shower room with a separate WC. The property benefits from timber double glazed windows to the front, fitted within the last 5 years.

On the ground floor there is a large lounge diner which includes exposed beams and a inglenook fireplace with wood-burning stove. The inner hallway could be easily used as a study area , it also leads onto a separate dining room, an adjacent downstairs shower room, plus kitchen breakfast room. The property benefits from oil fired central heating.

Outside to the rear a large, level, private and enclosed garden which is mainly laid to lawn, with a paved seating area . There is off road parking plus a double garage with light and power.

**DIRECTIONS :** On entering Copplestone from Crediton, proceed into the village centre. At the traffic lights turn immediately left into the parking area for Loram Cottage.

**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.

**SERVICES:** Gas Central Heating, Mains Water, Drainage, Mains Electric.

**BROADBAND -** Superfast Enabled.

**MOBILE SIGNAL -** You are likely to have restricted coverage.

**EPC:** N/A

**COUNCIL TAX:** Band E

**TENURE:** Freehold.

**LOCAL AUTHORITY:** Mid Devon District Council.

**CONSTRUCTION -** Believed to be cob with a thatched roof.



#### AT A GLANCE:

Four Bedroom Link Detached  
Character Cottage  
Central Village Location  
Flexible Accommodation  
Large Enclosed Rear Garden  
Off Road Parking  
Double Garage

#### PROPERTY INFORMATION:

Freehold  
Council tax Band: E  
Mains electric, gas, water and drainage.

# Loram Cottage Copplestone, Crediton, Devon, EX17

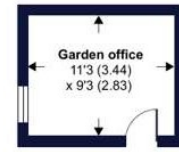
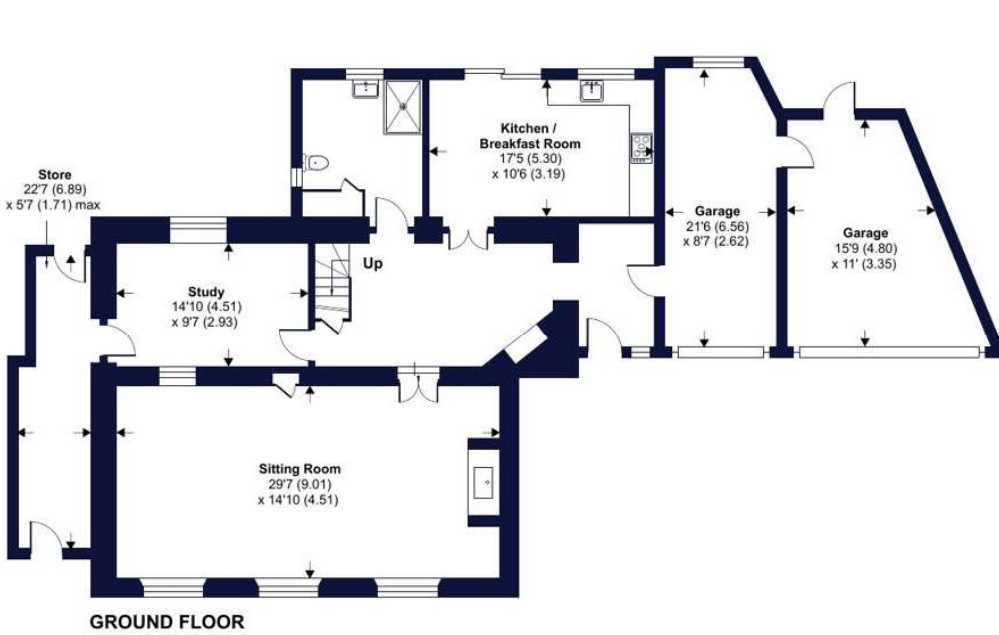
Approximate Area = 2258 sq ft / 209.7 sq m

Garage = 408 sq ft / 37.9 sq m

Outbuilding = 105 sq ft / 9.7 sq m

Total = 2771 sq ft / 257.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1118147

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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.

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