



8 Pennington Close, Crediton, EX17 5NA

Price Guide £200,000

A SEMI-DETACHED MODERN HOUSE situated in a quiet cul-de-sac of similar properties in the popular village of Copplestone offering well laid out TWO BEDROOM accommodation including a Kitchen/Breakfast Room and a Sitting Room, with OFF-ROAD PARKING, GARAGE and good sized Front and Rear GARDENS.

SITUATION

8 Pennington Close is situated at the end of a quiet cul-de-sac of similar properties towards the outskirts of Copplestone offering a village shop, a primary school and a good farm shop. the former market town of Crediton lies approximately five miles to the east and offers a more comprehensive range of facilities including super markets, doctors surgery, primary schools, secondary schools and several restaurants. Copplestone is also situated on a very good local bus route, providing regular and easy access to Crediton and Exeter via the A377. The Cathedral and University City of Exeter is situated twelve miles to the east and offers the comprehensive range of shopping, amenities and facilities one would expect from the county's principal city. Road link is via the A377 which joins the A30 at Exeter, providing easy access to the M5 motorway whilst Exeter St David's train station provides a fast Intercity rail link to London Paddington. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with a newly built local sports field in Copplestone, Leisure Centres at Crediton, Okehampton and Exeter, other near-by tennis courts and clubs, local rugby, football and cricket clubs, fishing in the rivers Taw and Torridge, near-by golf courses at Down St Mary, Crediton & Okehampton, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and water sports on North Devon's scenic and rugged coastline, being approximately an hour's drive

DESCRIPTION

8 Pennington Close is a semi detached house situated in a quiet cul-de-sac of similar properties on the outskirts of Copplestone. Built-in the 1980's, the property is of modern insulated cavity block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows and doors throughout. Internally the well laid out accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Sitting Room, a Kitchen/Breakfast Room, two Bedrooms and a Bathroom. The house also benefits from electric heaters throughout and has scope for further extension subject to necessary planning permission and building regulations. Outside, 8 Pennington Close is approached from the cul-de-sac giving access to a tarmac and gravel off-road parking area allowing parking for two cars and access into the large timber Garage/Workshop with light and power connected. On one side of the parking area there is a level lawned front garden with a paved path leading up to the Front Door. Immediately to the rear of the house there is a large paved patio area running the full width of the house

and garage and giving access to some uneven granite and stone steps leading up to the raised lawned garden which is of a good size and bordered by wooden feather board fencing creating a safe and secure environment for pets and children.

ENTRANCE

From the paved path at the front of the house, a step leads up to the uPVC double glazed Front Door with inset glass light opening into the

ENTRANCE HALL

with stairs leading to the First Floor Landing, door to the Sitting Room, coat hanging space, wall mounted electric heater and electric meters and fuse boxes.

SITTING ROOM

A good sized room including a large understairs recess with window to the front, wall mounted electric heater, TV point and laminate flooring. At one end a door opens into the

KITCHEN/BREAKFAST ROOM

fitted with a range of matching units to three sides under a laminate work surface with tiled splash backs including and incorporating a one and half bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for a washing machine to one side, all set below a window to the rear with tiled sill. On one side there is an inset four ring hob with stainless steel extractor fan over set between a range of matching wall units, whilst at the rear of the house there is a built-in single oven and grill. The Kitchen also benefits from a wall mounted electric heater, space and plumbing for a a fridge freezer and a half glazed door leading out to the Rear Garden.

STAIRS AND LANDING

Returning to the Entrance Hall, stairs with wooden hand rail to one side lead straight to the First Floor Landing with doors off to all rooms and hatch to fully insulated and board roof space with extending loft ladder.

BEDROOM 1

A double bedroom with window to the front overlooking Pennington Close, wall mounted electric heater and a built-in over-stair cupboard fitted with hanging rail.

BEDROOM 2

Another double bedroom with window to the rear overlooking the garden, wall mounted electric heater.

BATHROOM

fitted with a matching white suite comprising a panel bath with tiled splashbacks, 'Mira Zest' electric shower over and glazed shower screen to one side; a pedestal wash hand basin and a low level WC both set below an obscure glazed window to the

side with tiled sill and shelf. The Bathroom is finished with a ceramic tiled floor, extractor fan, inset ceiling down lighting, heated towel rail and wall mounted mirror.

OUTSIDE

From Pennington Close, a tarmac and gravel drive allowing enough space for two cars allows access into the timber Garage/Workshop which is of a good size and benefits from a concrete floor, power and light connected and a wooden pedestrian door leading out to the Rear Garden. AT the side of the parking area a paved path leads through the level lawned Front Garden and gives access to the Front Door. Immediately to the rear of 8 Pennington Close there is a wide paved patio area creating a lovely Summer seating area and an ideal site for flowers pots and planters. In one corner uneven granite and stone steps lead up to the larger Rear Garden which is mainly laid to lawn and enclosed by wooden Garden Fencing creating a secure and safe environment for children and pets,

SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage.

Satellite available via Sky.

Broadband speed is Basic 19 and Superfast 80Mbps Mbps.

Mobile Phone coverage by EE, O2 and Vodafone (info taken from ofcom checker, please check suitability/connections with your own provider)

Council Tax Band A - £1,670.84.p.a. for 2025/26

VIEWING & DIRECTIONS

Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

For sat nav purposes - please use the property address or postcode.

What3words - wacky.muffin.squaring

MONEY LAUNDERING REGULATIONS

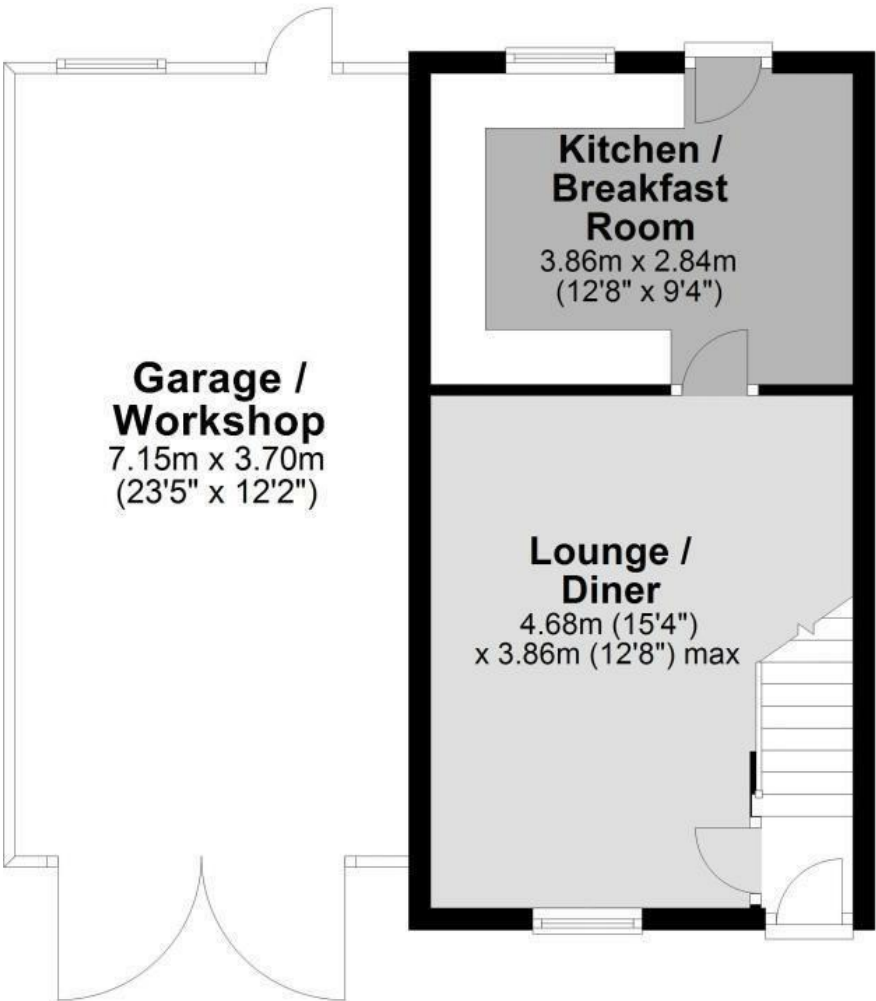
As required under the Sanctions and Anti-Money Laundering Act 2018, all purchasers will be required to provide name and address I.D. together with proof of funds. A fee of £25 + VAT per person applies for these checks to be carried out. The Keenor Estate Agent use Smartsearch (a soft-search cloud based platform, credit ratings are not affected) to verify individuals are who they say they are. Names will also be checked against the UK (OFSI) Sanctions List for politically exposed persons (PEP), relatives and close associates (RCA) and special interest persons (SIP).

DISCLAIMER

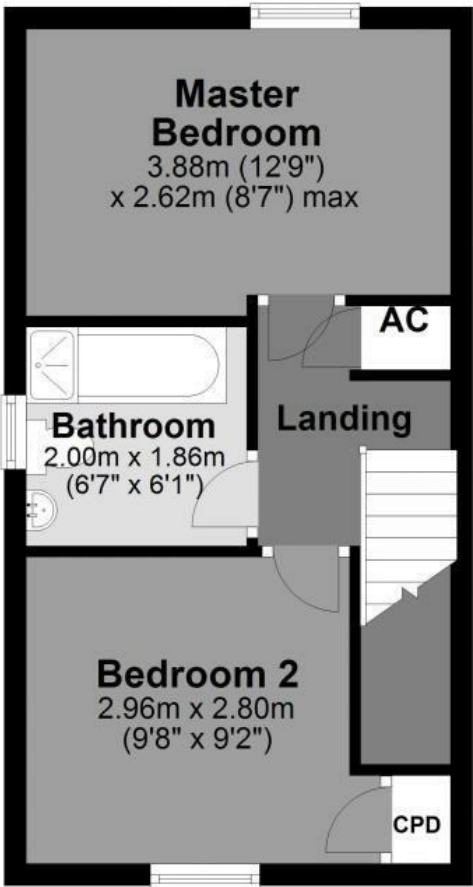
Please be aware (1) Neither the Vendor/Landlord or their Agent will be held liable for any damage or injury which may occur during a visit to the property. Any interested parties viewing the property do so entirely at their own risk. (2) Our details are produced in good faith & all property information provided as accurately as possible with the vendors' approval prior to publishing, however they are a general guide and cannot be relied upon as factual statements. We encourage buyers to contact us with any queries about the property either prior to or after viewing. (3) All measurements, photos, and distances mentioned are approximate. (4) Any mention of appliances and/or services does not guarantee they are in full and efficient working order. (5) We are not legal professionals, we can usually provide a copy of the property title register and plan but we do not see property title deeds or other legal paperwork. Buyers should always seek advice from a qualified conveyancer about any legal issues and ownership responsibilities.

Floor Plan

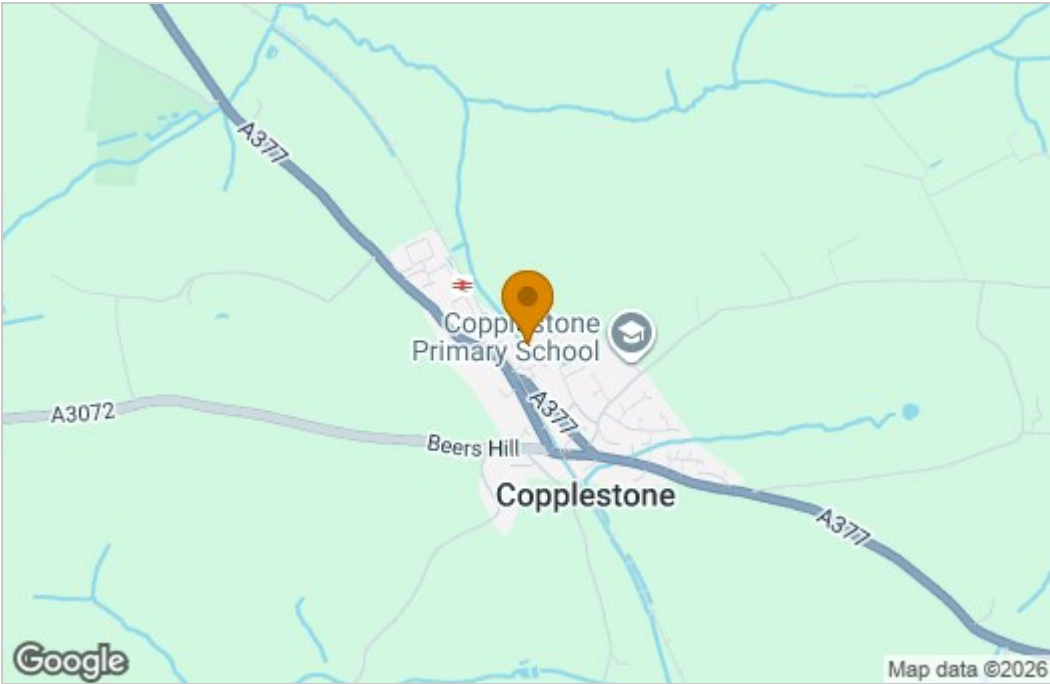
Ground Floor



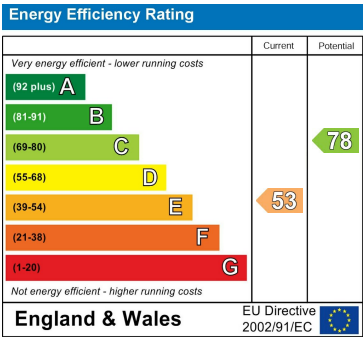
First Floor



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.