



4 Tarka Meade, Copplestone, EX17 5EQ

Guide Price £235,000

HELMORES
SINCE 1699

4 Tarka Meade

Copplestone

- 2019 mid-terrace house
- Two double bedrooms
- Open plan living, dining and kitchen
- Landscaped and enclosed rear garden and parking for 2 cars
- Integrated oven, hob, fridge and freezer
- Lovely upstairs bathroom, downstairs WC
- Village location, walking distance to amenities
- Remainder of the builder's warranty
- Mains gas central heating and uPVC double glazing

Built in 2019, this nearly new mid-terrace house was built to a good standard and carries the remainder of the developers' warranty. The development is located on the edge of Copplestone, within easy reach of amenities including the school, shop and public transport (road and rail), all within walking distance.



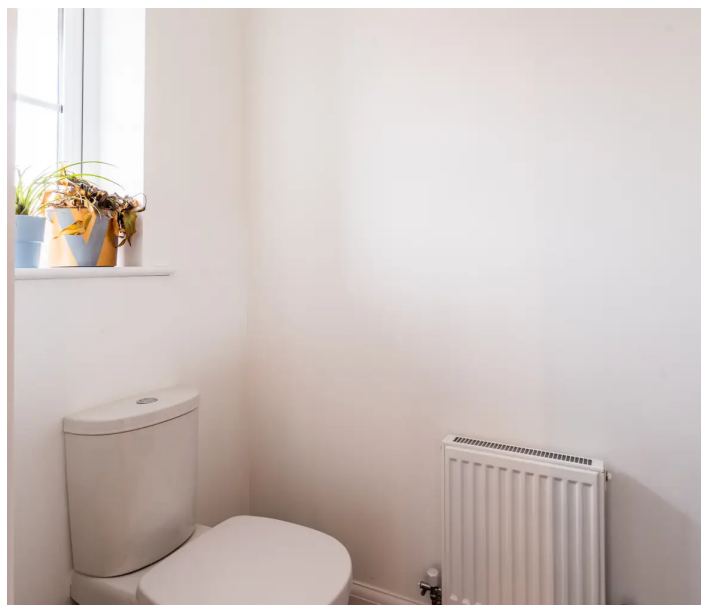


The accommodation is light and neutral throughout with a large open plan layout to the ground floor which really suits the space. It's worth noting that for a two bedroom home, the living space on offer is really generous. The well fitted kitchen includes an electric oven, gas hob, extractor, fridge and freezer and creates a very sociable layout to the ground floor. The living area is very useable and double doors open out onto the garden. There is also a downstairs WC off the entrance hall, uPVC double glazing and mains gas central heating. Upstairs are two double bedrooms (both with built in storage) which are served by a central, modern bathroom with shower and screen over the bath, WC, sink and heated towel rail.

To the front is off-road parking for two vehicles side-by-side and a shared side access path leads to the enclosed rear garden (7.3m x 5.5m). The garden has been greatly improved by the current owners and it offers a lovely paved space to enjoy with room for outside furniture as well as plenty of pots. There's also a separate pedestrian access to the garden from the rear to save going through the house – ideal for those with pets or muddy boots!

AGENTS NOTE : Management fee for upkeep of communal roads, grass & trees : £230 per annum.

Please see the floorplan for room sizes.

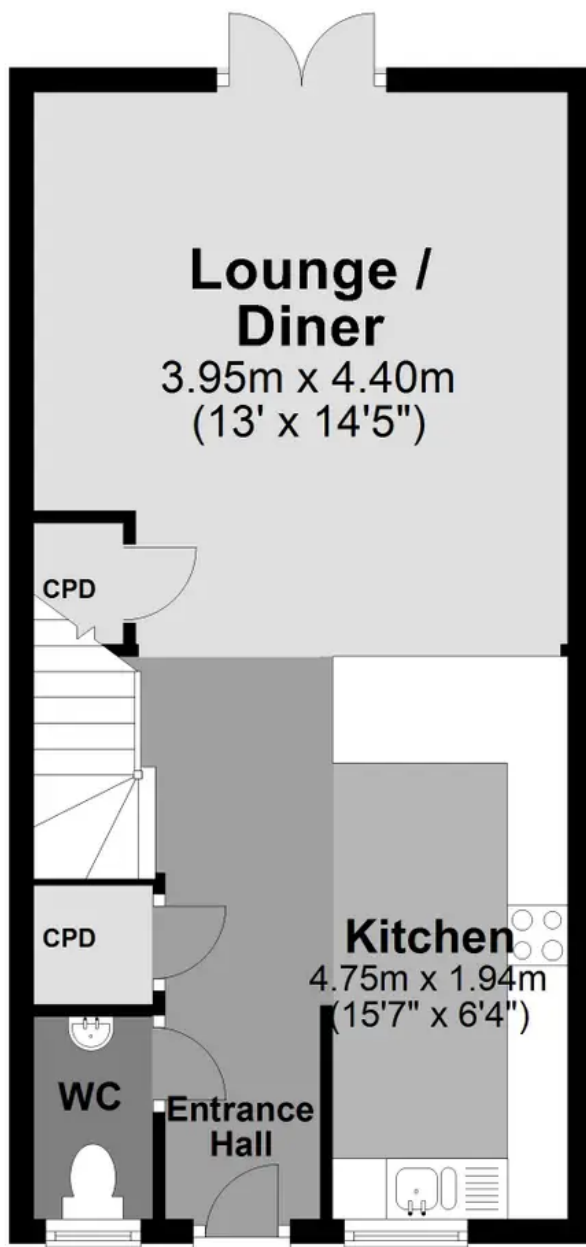


HELMORES
SINCE 1699



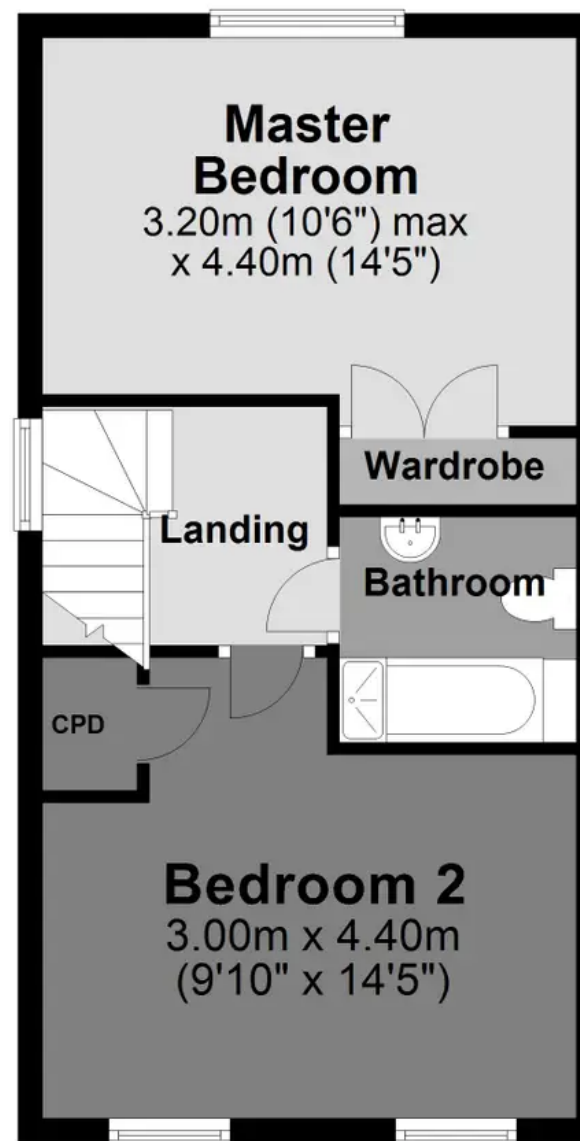
Ground Floor

Approx. 41.0 sq. metres (440.9 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.5 sq. feet)



Total area: approx. 80.2 sq. metres (863.4 sq. feet)

HELMORES
SINCE 1699



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

HELMORES
SINCE 1699

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.