



1 Mill Avenue, Coplestone, EX17 5HS

Guide Price £375,000

HELMORES
SINCE 1699

1 Mill Avenue

Copplestone, Crediton

- Large Modern Detached House in Village Location
- Four/Five Bedrooms & Two En-Suites
- Spacious Accommodation of 1,800sqft!
- Lovely gardens, driveway & garage
- Sizeable kitchen breakfast room & a utility
- Big lounge diner & 2nd sitting room/5th bedroom
- New combi-boiler in 2018 & uPVC double glazing
- Built-in wardrobes to every bedroom
- Close to transport links, primary school & shop

This large modern detached house offers 166sqm / 1,800sqft of family accommodation, the largest of the properties that Bellway homes built on this development from 2006/07! The village amenities are all within walking distance, including the train station serving Exeter and Barnstaple.



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Over the three stories we have a sizeable lounge diner, with double doors to the rear garden, an equally long kitchen breakfast room, which includes a breakfast bar, integrated dishwasher, full size fridge and freezer and space for a Range style cooker. There is also a handy utility room (additional sink and space for washing machine and tumble dryer) and downstairs WC.

On the first floor we find the master bedroom with a Jack and Jill ensuite shower room and a 2nd sitting room (disconnected gas fire) which could also be used as a massive bedroom. The landing has space for a study area and the 2nd floor offers a 2nd en-suite bedroom, plus bedrooms 3 and 4 (all bedrooms have built-in wardrobes) and the white suite family bathroom. A new Worcester combi-boiler was installed in 2018 and all windows are uPVC double glazed. There is a partially boarded loft which is useful for additional storage.



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Outside: The enclosed rear garden measures 20m x 8m, plus further garden space to both sides, one for a shed and the other side has space for a full-sized trampoline, although a Hot-Tub would be a fantastic addition! The main garden is largely lawned, with a few steps down to a more private paved seating area, with outside lights. There is gated side access to the front and the garage has light, power and storage in the eaves, plus garage doors to the front and back. There is scope to extend the stone chipped area behind to give more parking if desired.

Please see the floorplan for room sizes.

Current Council Tax: E

Utilities: Mains gas, electric, water, telephone & broadband

Broadband within this postcode: TBC

Drainage: Mains drainage

Heating: Mains gas central heating (new Worcester combi-boiler in March 2018)

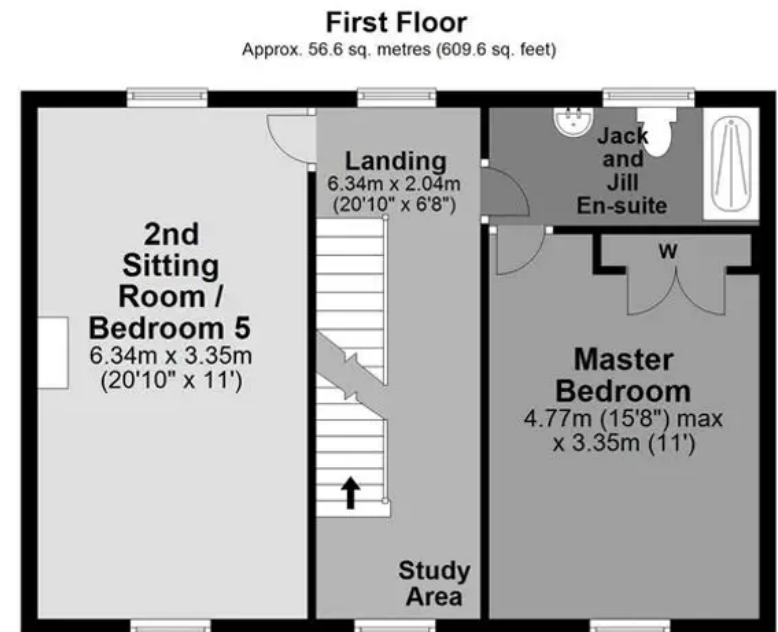
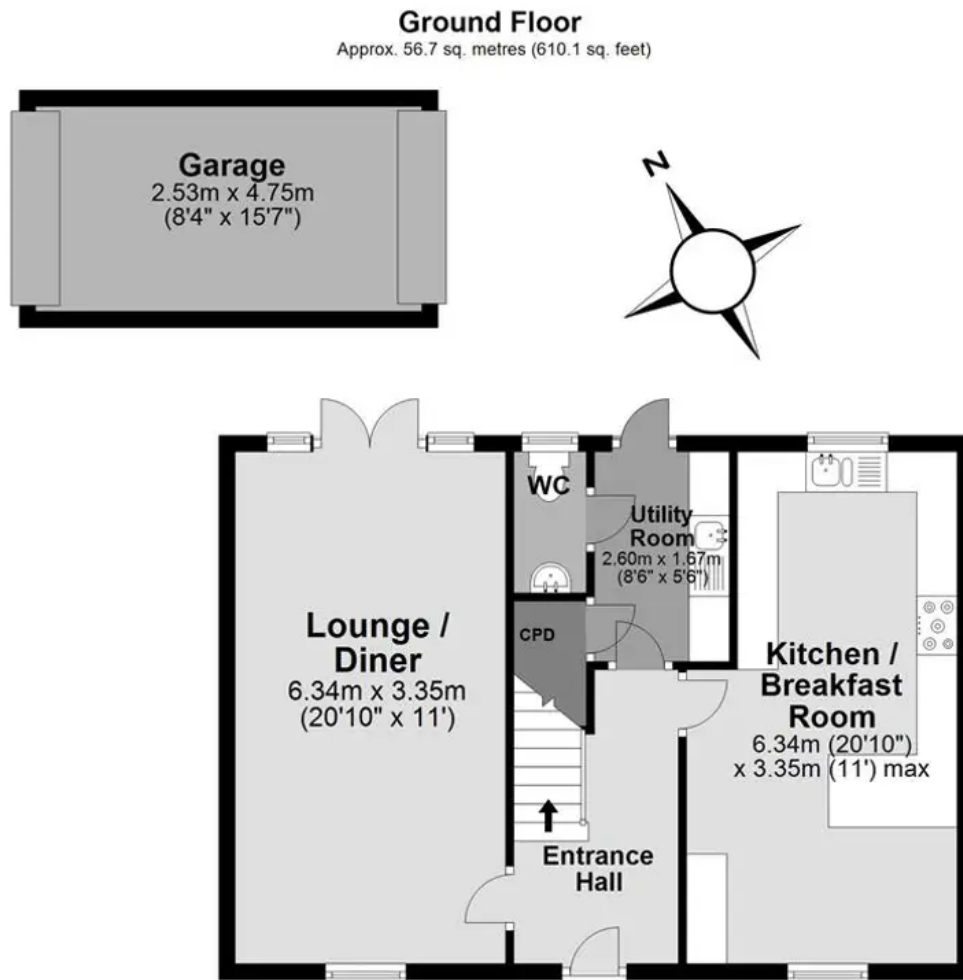
Listed: No

Tenure: Freehold

DIRECTIONS: Use EX17 5HS, the property is marked by a Helmores Board.

What3Words: [///glory.forgotten.mediate](https://www.what3words.com/#!/glory.forgotten.mediate)





Total area: approx. 170.1 sq. metres (1830.6 sq. feet)





Helmores

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