



1 Bevin Square, Coplestone, EX17 5EJ

Guide Price £285,000

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1 Bevin Square

Copplestone, Crediton

- Newly new family home
- 2020 build with remainder of warranty
- 3 bedrooms with master ensuite
- Kitchen/diner opening onto garden
- Village location with local amenities
- Road and rail public transport
- Driveway parking
- No chain

Built in 2020, this nearly new 3 bedroom semi-detached house was built to a good standard and carries the remainder of the developers' building 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.



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The accommodation is light and neutral throughout with an entrance hall housing the essential ground floor WC and separate doors lead to the generous living room and then the well fitted kitchen/diner runs along the rear with integrated appliances and double doors to the rear garden. It's a light room which enjoys the afternoon/evening sun. On the first floor are 3 bedrooms, the principal room having an ensuite shower room and there's a family bathroom too.

To the side is off-road driveway parking for two vehicles. There's a pedestrian gate to the rear garden with a generous storage shed (ideal for bikes etc). The garden is a good size and is a mainly level lawn with paved seating area and is a blank canvass for someone to create their dream garden!

AGENTS NOTE : Management fee for upkeep of communal roads, grass & trees : £230 per annum. Please see the floorplan for room sizes.

Council Tax: C (Mid Devon 2023/24 £2017.75)

Utilities: Mains water, electric, gas, telephone & broadband (up to 67mb)

Drainage: Mains drainage

Heating: Mains gas fired central heating

Listed: No

Tenure: Freehold



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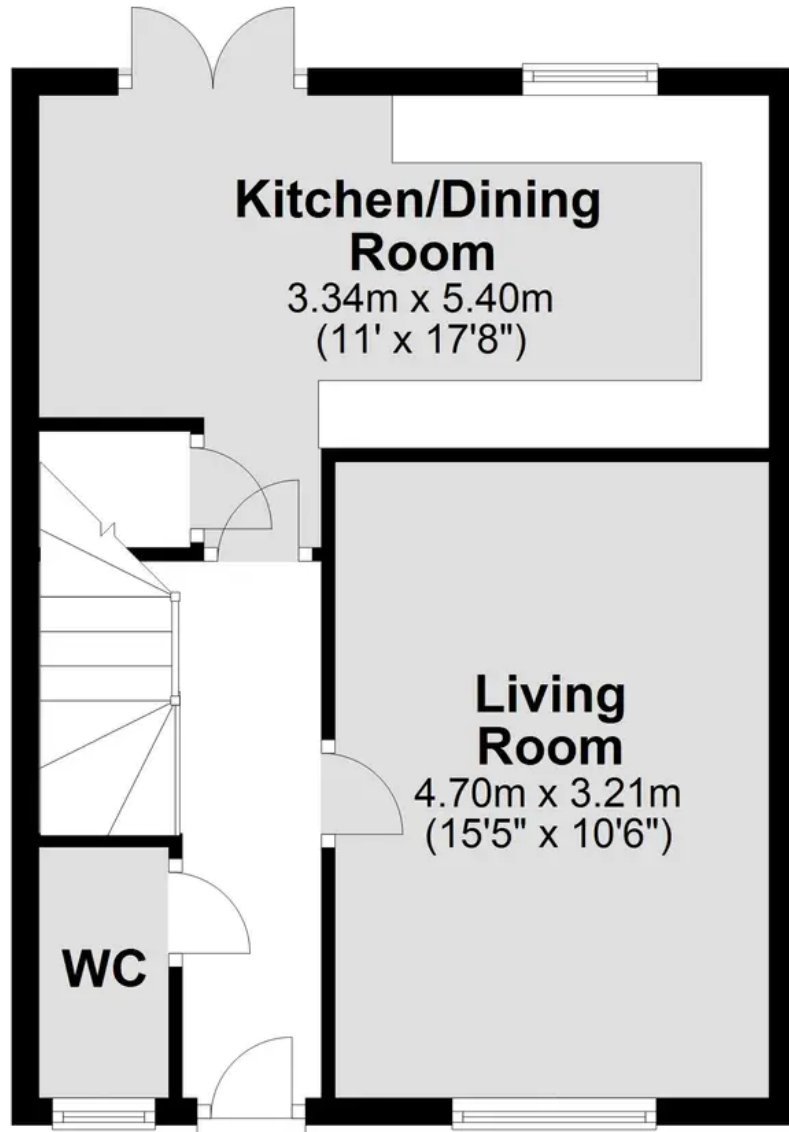
DIRECTIONS : For Sat-Nav used EX17 5EJ, just before leaving Copplestone on the A377 towards Lapford, take the turning into Shambles Drive, follow the road down and turn left into Tarka Meade and then left again. Take the next right into Bevin Square and the house will be on your left.

COPPLESTONE is a 5-minute drive west of Crediton on the A377, a main route into the City of Exeter. A stone's throw to the southwest is Dartmoor National Park, renowned for its invigorating walks and sublime scenery. Previously a traditional farming hamlet, Copplestone has grown over the years, and now offers a fantastic selection of new-build, fully modern homes. This, coupled with its own primary school and locality to Queen Elizabeth's Community College in Crediton, makes it perfect for families moving to Devon. The village has a strong camaraderie between residents, with a local church holding many events. There is a 3m carved granite cross, found in the village centre of Saxon origin and steeped in mythology. There is also a shop/post office for convenience, and regular transport links (bus and train) towards Exeter, North Devon and Okehampton.



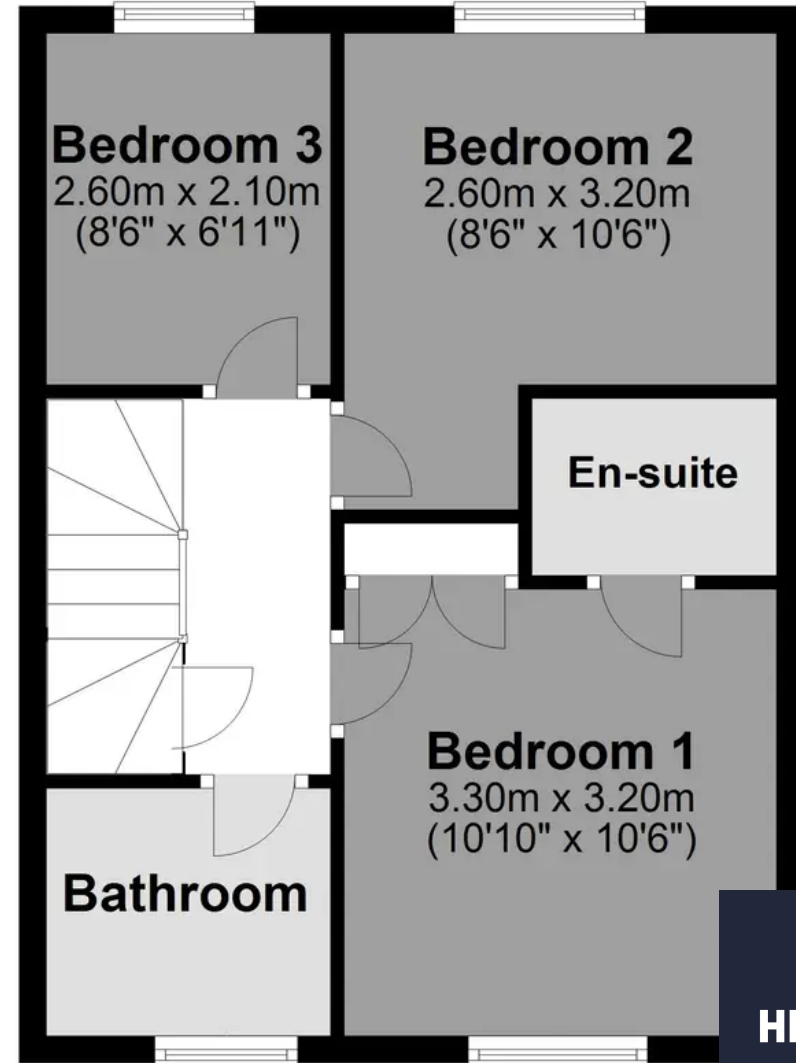
Ground Floor

Approx. 40.0 sq. metres (430.4 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.4 sq. feet)



Total area: approx. 80.0 sq. metres (860.8 sq. feet)

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