



40 Shambles Drive, Copplestone EX17 5HP

Offers Over £265,000

HELMORES
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40 Shambles Drive

Copplestone, Crediton

- Well-Presented Terraced Town House in Village Location
- Flexible accommodation of 113sqm / 1,224sqft!
- Five bedrooms, bathroom, en-suite & WC
- Spacious lounge diner & a kitchen
- Mains gas central heating & uPVC double glazing
- Enclosed rear garden, carport & off-road parking space

Nestled in the heart of Copplestone, 40 Shambles Drive is a well-presented terraced townhouse offering flexible and spacious accommodation, perfect for those who appreciate the comfort and convenience of village living. With a generous 113 square meters (1,224 square feet) of space, this property provides room to grow and adapt to your needs.

This delightful townhouse features five bedrooms, making it an ideal family home. With a bathroom on the 2nd floor, en-suite to the master on the 1st floor, and a downstairs WC, you'll have the practicality and privacy you desire.

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The spacious lounge diner provides an inviting space for relaxation and entertaining, while the kitchen comes with integrated appliances, making meal preparation a breeze. Brand new carpets on the stairs and landings add a touch of modern freshness to the home.

With mains gas central heating via a modern Ideal boiler and uPVC double glazing, this property ensures your year-round comfort and energy efficiency.

Outside, you'll find an enclosed rear garden (10m x 5m), ideal for outdoor entertaining with two areas of paving & a handy garden shed. Head through the rear gate to access the carport (5.5m x 2.7m) and an off-road parking space provide ample parking and convenience.

40 Shambles Drive combines the charm of village life with the comfort and space of modern living. Contact us today to arrange a viewing and experience the convenience of Copplestone living.

Please see the floorplan for room sizes.

Current Council Tax: D (£2,269pa)

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold



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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.

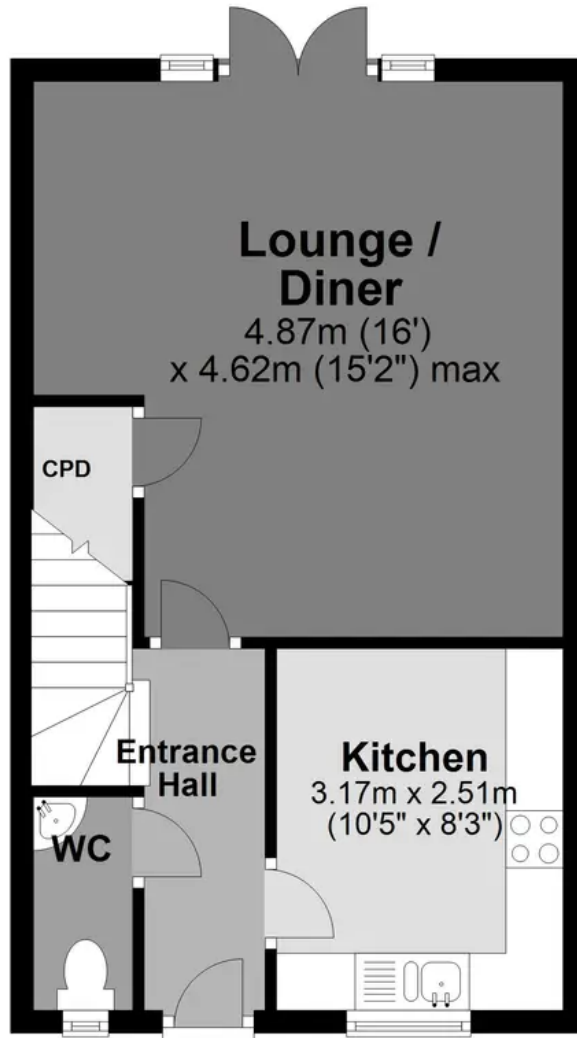
DIRECTIONS: If using Sat-Nav enter EX17 5HP, as you enter Shambles Drive park up and walk along the footpath, No.40 is marked by a Helmores Board. (The carport & parking space is to the rear, but we'll meet viewers at the front door)

What3Words: [///gone.duck.reporters](https://www.what3words.com/?w3w=gone.duck.reporters)



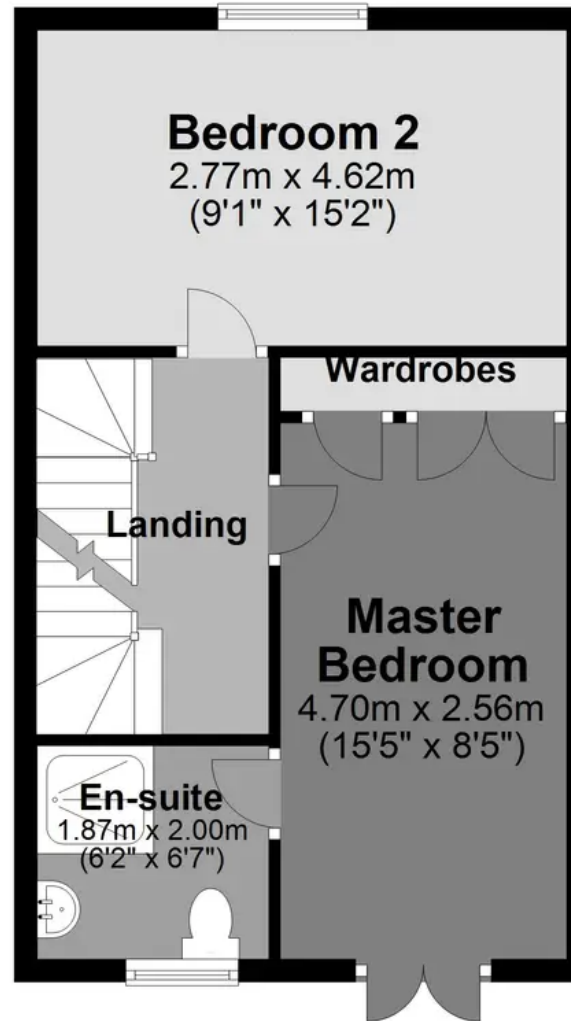
Ground Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



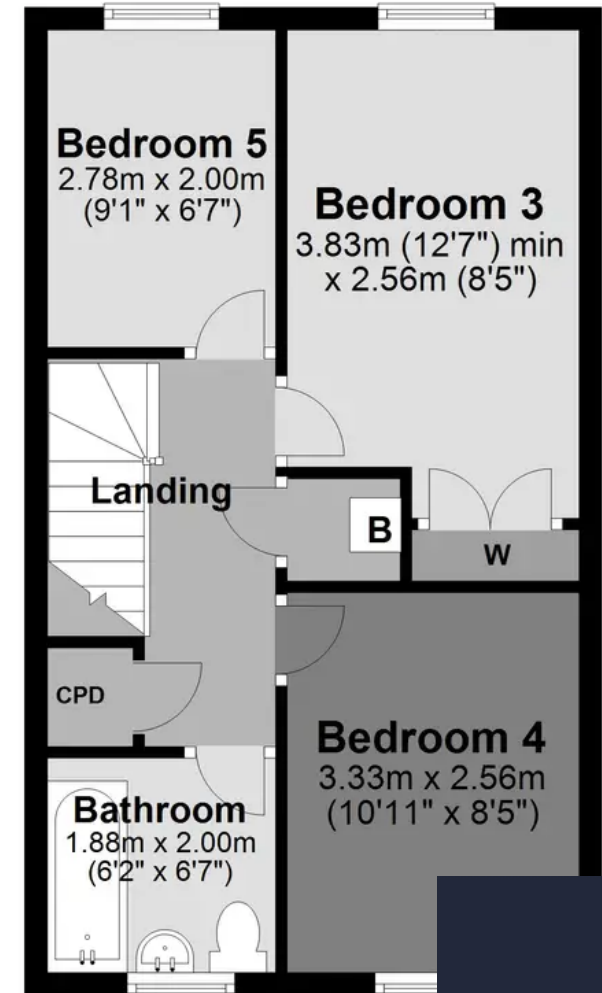
First Floor

Approx. 37.9 sq. metres (407.9 sq. feet)



Second Floor

Approx. 38.1 sq. metres (410.2 sq. feet)



Total area: approx. 113.7 sq. metres (1224.1 sq. feet)

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