



4 Shambles Drive, Coppleshstone, EX17 5HP

£1,300 pcm

**HELMORES**  
SINCE 1699

## 4 Shambles Drive

Copplestone, Crediton

- 4 Bedroom, modern property
- Accommodation over 3 levels
- Two separate bathrooms
- Off road, car port for 2 vehicles
- Rear, private garden
- Gas Central Heating
- Fully double glazed
- EPC - C75

4 Shambles Drive is a large, modern 4 bedroom, 3 story house on the outskirts of Copplestone. The location is ideal for professional couples or families as is within easy walking distance of Copplestone train station and the other local amenities including shop/post office, Primary School and bus stops. The property itself is split over three levels, on entry to the ground floor there is a good sized kitchen and rear living room with patio doors to the enclosed, private garden which in turn leads out to a back yard and car port area for 2 vehicles. On the first floor there are three bedrooms (2 doubles and a single) as well as a well equipped, modern family bathroom. The second floor consists of a large room that would be a great bedroom or alternatively an additional living room or office as well as a further family bathroom. The property benefits from full double glazing, gas central heating and has a high EPC rating.





**TERMS :**

Rent - £13000pcm

Available - January

Unfurnished

Heating - Gas

Pets - Considered

**DIRECTIONS :** Follow the A377 from Crediton to Coplestone and follow the one way system through the village. As you are leaving Coplestone there is a turning for Shambles Drive on your right, follow this road down toward Station Road and No4 Shambles Drive is on your right

For sat nav please follow postcode, EX17 5HP or property address

What3words - [///committee.shop.certified](https://www.what3words.com/committee.shop.certified)

COPPLESTONE is a popular Mid Devon village adjoining the A377 Exeter /Barnstaple road about 4 miles west of Crediton. The Cathedral City of Exeter is about 12 miles to the East,with excellent connections including the M5 motorway, main line rail stations and its airport to the east of the city. To the south west and the north east of Coplestone are the National Parks of Dartmoor and Exmoor, renowned for their spectacular scenery with excellent facilities for walking, riding and fishing. The village has a post office / general stores and a modern primary school. There is a bus service through the village to Exeter via Crediton. The village also has a railway station with rains every hour to both Barnstaple and Exeter. In the village stands an ancient granite cross which is mentioned in a Saxon charter of the year 974. This cross is virtually in the centre of the County.



I'm INTERESTED to look! What next?

We'll fix you a viewing appointment - phone, email or call into the office (we're open 7 days a week) with some dates and times that suit you.

I want to APPLY! What next?

You'll need to complete an application form which you can be given a paper copy of or we can send you a link to your email. We also need to check your ID so that we comply with the Right to Rent check, which is a legal requirement now for all tenancies - this can be found at <https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>

HELP! I need more information on the whole renting process!

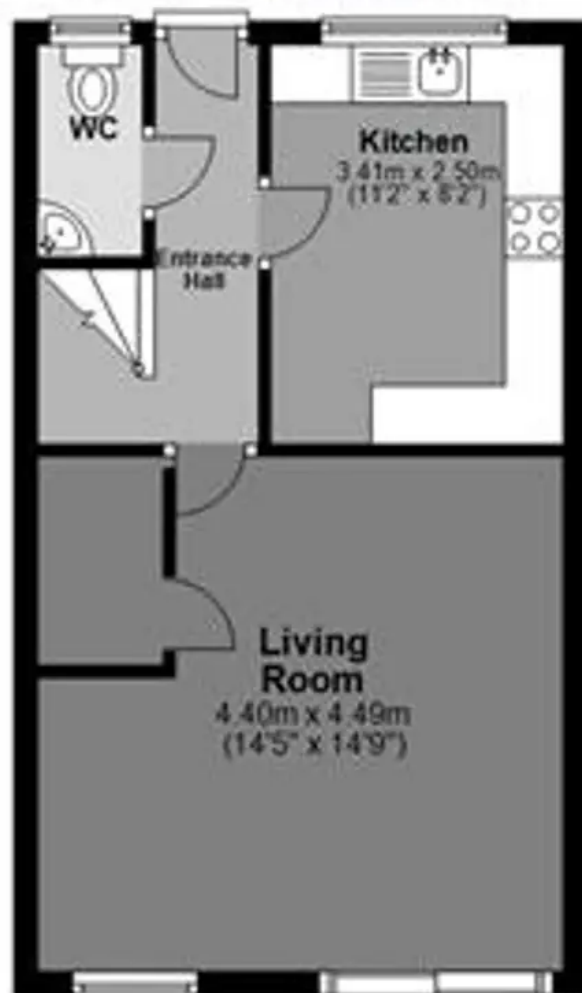
We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept - the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

You can also check out our step by step RENTING GUIDE here: <https://www.helmores.com/rent/renting-guide>



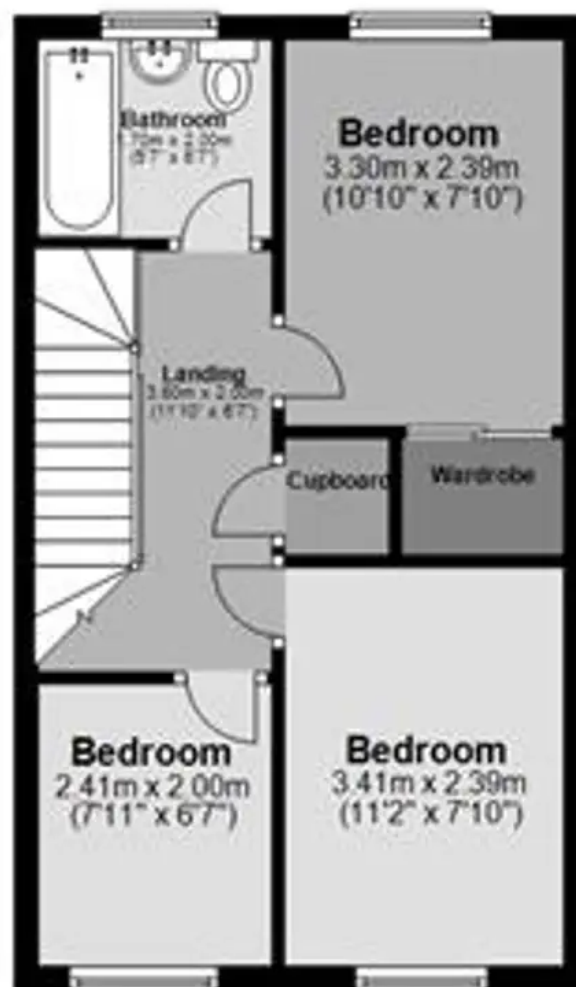
### Ground Floor

Approx. 35.5 sq. metres (382.3 sq. feet)



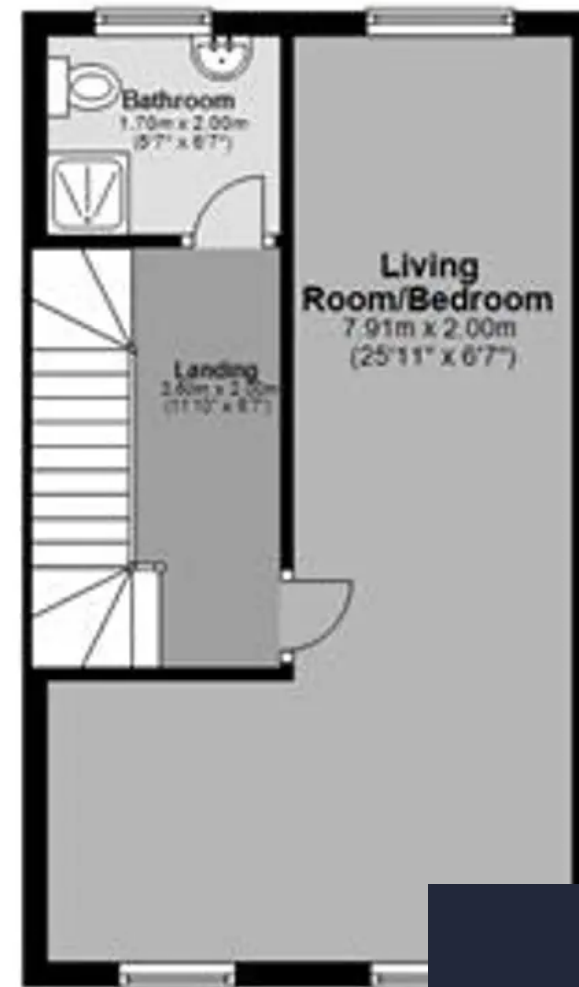
### First Floor

Approx. 35.5 sq. metres (382.3 sq. feet)



### Second Floor

Approx. 35.5 sq. metres (382.3 sq. feet)



Total area: approx. 106.6 sq. metres (1146.9 sq. feet)

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# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](https://helmores.com/)

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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.